



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath,
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Mrs Elizabeth Thomas,
248 The Bungalow,
Old Blessington Road,
Tallaght,
Dublin 24.

Our Ref. **VH/LD**

Your Ref.

Date **24th May 1991**

REG. REF. 91A/418

RE: Development at Old Blessington Road

Dear Sir,

I refer to your letter received in this Department on 17th May 1991 regarding the above and wish to inform you that a Decision to GRANT Permission was made on this application on 21st May 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanála, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

Mrs Elizabeth Thomas
248 The Bungalows
Old Blessington Road
TALLAGHT
Dublin 24.

14th May 1991

Planning Dept
Block 2
Irish life Centre
Lr Abbey Street
Dublin 1.

Ref/91A/418

Dear Sir

RE: Planning and Redevelopment by Mr D O'Connor

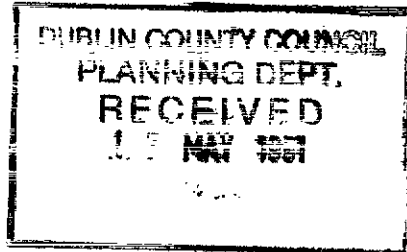
I wish to object to the planning of shops and offices on the Old Blessington Road, Tallaght. This Road can no longer take the volume of traffic along here since the opening of the Square.

If this Development is to go ahead, It would cause extra stress along this Road in trying to gain access to our property. Since the opening of the square in October 1990, I and my neighbours have had nothing but dirt littered all over the place, flowers pulled from our gardens, and vandals throwing broken bottles all over the place.

Yours faithfully

Elizabeth Thomas

Elizabeth Thomas (Mrs)



91A/0418

325



OBJE



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach lacht,
Lower Abbey Street,
Baile Atha Cliath.
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Ms. Ann O'Neill,
250 The Bungalow,
Old Blessington Road,
Tallaght,
Dublin 24.

Our Ref. **VE/LD**

Your Ref.

Date **24 May 1991**

REG. REF. 91A/0418

RE: Development at Old Blessington Road

Dear Sir,

I refer to your letter received in this Department on 17th May 1991 regarding the above and wish to inform you that a Decision to GRANT Permission was made on this application on 21st May 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

91A/048

PK

316

OBJEC

Mrs Ann O'Neill
250 The Bulgalows
Old Blessington Road
TALLAGHT
Dublin 24

14th May 1991

Planning Dept
Block 2
Irish Life Centre
Lr Abbey Street
Dublin 1.

REF/91A/418



Dear Sir

RE: Planning and Re-Development by Mr D O'Connor

I wish to object most strongly, to the above for the permission of shops and office on the Old Blessington Road. This part of the Old Road can no longer take the volume of traffic. The extra traffic and parking along here would only cause extra harassment. our propertys since the Town Tallaght Shopping Centre the Square i. is in a filthy condition.

Yours faithfully

ANN ONEILL (Mrs)

Ann O'Neill



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iachf,
Lower Abbey Street,
Baile Atha Cliath.
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Lena Mansfield,
254 The Bungalows,
Springfield,
Old Blessington Road,
Dublin 24.

Our Ref. **RF/LD**

Your Ref.

Date **28 May 1991**

REG.REF. 91A/0418

RE: Development at Tallaght

Dear Sir,

I refer to your letter received in this Department on 21st May 1991 regarding the above and wish to inform you that a Decision to GRANT Permission was made on this application on 21st May 1991. An Appeal against this Decision may be made within 21 days beginning on the date of the Decision. An Appeal should be in writing and should state the subject matter and grounds of the appeal. It should be addressed to An Bord Pleanala, Block 6 & 7, Irish Life Centre, Lower Abbey Street, Dublin 1. An Appeal must be accompanied by a fee of £50.00.

Yours faithfully

for PRINCIPAL OFFICER

91A/0418

(332)

254 The Bungalows

Springfield

PM

21 MAY 1

Old Blessington Rd

Dublin 24

Ref 91A-418

24/5

OBJECTOR

Dear Sir

re the application for
Planning Permission for the above
I wish to object to same

With the Square opened we have
enough Shops and the Hazzle with
Traffic is very annoying and noisy
With the inconvenience of Parking at my Home
these Premises is going to add more
Problems

21 MAY

Yours faithfully
Lena Mansfield



Bosca 174,
P. O. Box 174,
Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath.
Dublin 1.
Telephone: (01) 724755
Fax: (01) 724896

Maura & Mike Gillwan,
255 The Bungalows,
Old Blessington Road,
Tallaght,
Dublin 24.

Our Ref. **VH/LD**

Your Ref.

Date **28 May 1991**

REG.REF. 91A/0418

RE: Development at Tallaght

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Yours faithfully

for PRINCIPAL OFFICER

PLANNING DEPT

2 MAY 1951

RECEIVED

91A/48

(331) 255

THE BURLINGHOLES

Old BRESSINGTON RD

21 MAY 51

TENNIS DUBLIN 24

18th May 51

L
N.Y.S

DEAR SIR

RE PLANNING APPLICATION No 91A-418

We wish to lodge our objections to the above planning application

OBJECTS

1. We would be overlooked by this two storey Building
 2. A further increase in the volume of traffic on this already over burdened secondary road.
 3. As this is a residential area we feel there are sufficient Shops within the area.
 4. We are already overburdened with existing parking outside of our homes.
- Trusting you will take our objections into consideration

Yours faithfully
 Maude / Mike Cellman

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0418

3 July 1991


Miss Bernie Kirwan,
The Bungalows,
252 Old Blessington Road,
Tallaght,
Dublin 24.

Re: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Dear Sir/Madam,

I wish to inform you that there is an appeal to An Bord Pleanala against the above decision. 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. PL6/5/85972.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0418

3 July 1991

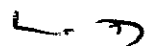
L. Mansfield,
254 The Bungalows,
Springfield,
Old Blessington Road,
Dublin 24.

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Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0418

3 July 1991

Maura & Mike Gillman,
255 The Bungalows,
Old Blessington Road,
Tallaght,
Dublin 24.

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Yours faithfully,

C. D.
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0418

3 July 1991


William McDonagh,
402 Virginia Heights,
Tallaght,
Dublin 24.

Re: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Dear Sir/Madam,

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Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0418

3 July 1991

Ellen Brett,
318 Virginia Heights,
Tallaght,
Dublin 24.

Re: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Dear Sir/Madam,

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Yours faithfully,

L. D.
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Tel: 724755
Ext.: 268/269

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

Ref. No.: 91A/0418

3 July 1991

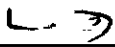
Residents Association,
Alderwood Park, Alderwood Way &
Alderwood Avenue,
% Mr. Joe Mullins, Hon. Secretary,
43 Alderwood Park,
Springfield,
Tallaght,
Dublin 24.

Re: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

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for Principal Officer.

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Ext.: 268/269

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Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Ref. No.: 91A/0418

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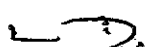
A.P. Kehoe,
251 Old Blessington road,
Dublin 24.

Re: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

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Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418

Letter No.: 216

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

A.P. Kehoe,
251 Old Blessington Road,
Dublin 24.

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

24 May 1991

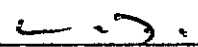
RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Date of decision to grant permission 21st May, 1991 subject to 12 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.

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4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418

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

Letter No.: 248

Residents Association,
Alderwood Park, Alderwood Way &
Alderwood Avenue,
% Mr. Joe Mullins, Hon. Secretary,
43 Alderwood Park,
Springfield,
Tallaght,
Dublin 24.

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

24 May 1991

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

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Yours faithfully,

L. J.
for Principal Officer.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418

Letter No.: 283

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

Ellen Brett.
318 Virginia Heights,
Tallaght,
Dublin 24.

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

24 May 1991

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418

Letter No.: 298

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

Breda & Liam Bryan,
101 Virginia Heights,
Blessington,
Dublin 24.

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

24 May 1991

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Date of decision to grant permission 21st May, 1991 subject to 12 conditions.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418

Letter No.: 300

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

William McDonagh,
402 Virginia Heights,
Tallaght,
Dublin 24.

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

24 May 1991

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Date of decision to grant permission 21st May, 1991 subject to 12 conditions.

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Register Reference No.: 91A/418

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Lower Abbey St.,
Dublin 1.

Letter No.:

Maura & Mike Gillman,
255 The Bungalows,
Old Blessington Road,
Tallaght,
Dublin 24.

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

24 May 1991

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418

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

Letter No.:

L. Mansfield,
254 The Bungalows,
Springfield,
Old Blessington Road,
Dublin 24.

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

24 May 1991

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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.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/418 ... Planning Department,
Block 2, Irish Life Centre,
Letter No.: 215 ... Lower Abbey St.,
Dublin 1.

Miss Bernie Kirwan,
The Bungalows
252 Old Blessington Road,
Tallaght,
Dublin 24.

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

24 May 1991

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Date of decision to grant permission 21st May, 1991 subject to 12 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,

L. D.
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.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.



254 The Bungalows
Springfield

Old Bessington Rd
Dublin 24

Ref 91A - 418

OBJE

Dear Sir

re the application for
Planning Permission for the above
I wish to object to same

With the Square opened we have
enough Shops and the Hozzle with
Traffic is very annoying and noisy
With the inconvenience of Parking at my Home
these Premises is going to add more
Problems

Yours faithfully
Lena Mansfield

21/11



~~_____~~

255 THE BUNGALOWS
Old BRESSINGTON RD.

21 MAY '91

21 MAY TOLRUGH DUBLIN 24
18th May 91

DEAR SIR

RE PLANNING APPLICATION No. 91A-418

We wish to lodge our objections to the
change planning application.

OBJECT

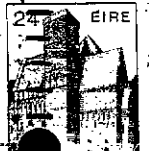
1. We would be overlooked by this two
storey building
 2. A further increase in the volume of
traffic on this already over burdened
secondary road.
 3. As this is a residential area we feel
there are sufficient shops within the area.
 4. We are already overburdened with existing
parking outside of our homes.
- Trusting you will take our objections
into consideration.

Yours faithfully
Maureen / Mike Cullen

Dear Sir/Madam
91A/418



PK
K
T/S



William McDagh of
402 Virginia Heights wish
to object to the grant of
planning permission
as a traffic hazard

91A/0448

William McDagh

Printed in the Republic of Ireland.

Planning Dept. D.C.C.
Aish Life Centre

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
15 MAY 1991

Dublin 1

OBJECTOR

RECEIVED
15 MAY 1991
PLANNING DEPT

91A/0418

298

PK 101 Virginia Hts,
Blessington Rd
Dublin 24
8.5.91.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
15 MAY 1991

Dear Sir,

I wish to have my objection to the new application for planning permission in the garden centre (Ref: 91A/0418) noted. As I live right next door to this premises I object most strongly to any building of any sort.

Yours faithfully,
Breeda & Kevin Ryan

OBJECTOR

91A/0418

283

318 Virginia Hgts

Tallaght

Dubl 24

8 May '91.

✓
Planning Officer.

Ref: 91A/0418

10 MAY 91

OBJEC

I wish to lodge an objection to the development of shops and offices on the application Ref: 91A/0418. There are sufficient shops in the square to serve the community. Office overhead would obstruct our view of the mountains, our only bit of scenery. The wall between Virginia Hgts and said proposal ~~would~~ if demolished would be a death trap for kids getting out on to Blessington Rd. We would expect an increase in crime if shops were opened late.

Yours Sincerely -
Ellen Brett

Residents Association ●

ALDERWOOD PARK · ALDERWOOD WAY · ALDERWOOD AVENUE

91A/418

248

Mr. Joe Mullins,
Hon. Secretary,
43 Alderwood Park,
Springfield,
Tallaght,
Dublin 24.

Re
7/5

Shops Garden Centre,
Old Blessington Rd.,
Tallaght,
Dublin 24.

Ref. No. 91A 418.

02 MAY 91

OBJE

Dear Sir,

On behalf of the above Residents Association, we strongly object to any building of 3 shops with offices overhead at the Tallaght Garden Centre, Old Blessington Rd.

The land in question infringes on the rights of residents on the Old Blessington Rd. (Bungalows), who maintain that access to the front of their homes has already been denied, due to incorrect planning procedure.

Any further development would infringe on their residential status as this area in question is residential not commercial. Numerous road accidents and fatalities have occurred on this small stretch of road over the years.

I remain on behalf of the committee.

Yours sincerely,

Joe Mullins
Joe Mullins.

91A/0418

PK

(216)

251, Old Blessington Road,
Dublin 24,
20/4/91.

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

h
26/4.

25 APR 91

OBJE

Sirs,

Referring to Planning Application under Ref. 91A/0418
I wish to express my objection to this proposed
project in the strongest possible terms.

The reasons for my objecting are as follows:-

1. Location on the already extremely busy Main Road to the Town Centre.
2. It would create additional vehicular traffic to that already servicing the new Town Centre. This, allied to the car-parking problems inevitably created by clients of the proposed development, would in my opinion, combine to constitute a very serious traffic hazard.
3. Further traffic problems would be created by the Service Entrance necessary to facilitate the commercial vehicles bringing supplies to the shops.

Trusting the above matter will be given favourable consideration.

Thanking you,
Yours faithfully,
Andrew P. Kehoe

Herb

91A/0418

215

The Benglows

JK

252 old Blessington Rd

26/4

Jalloght

25. APR 91

D 24

21/4/1991

Ref no 91/A/0418

22/3/91 under Planning

Ref Resplied

OBJECTOR

Dear Sir,

with reference to the above

planning Ref. Mr Do Coonar to build
shop units with offices over, I strongly
object to the above on the following
grounds —

- (1) My Benglows would be overshadowed
- (2) It would add to the terrible traffic
hazard now on our main Road

serving the very busy shopping
centre.

(3) I feel this will definitely add
more attractions to where I am living

(4) There is not sufficient parking
facilities and ~~at present~~ ^{already} customers
for the garden centre see parking
outside our gates

Hoping you will note the above
request as very urgent

Yours faithfully

Miss Bernice Kirwan

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 418

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P <u>23/4/91</u>	COO's Barry Recommended that permission be Given to		

9/19/0418

PROPOSAL: 3 shops + offices + demolish existing buildings
 LOCATION: Tallaght Garden Centre, Old Blessington Road, Tallaght
 APPLICANT: D. O. GUNOR

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€32					
	€16					
	€50p per M ² in excess of 300M ² MIN. €40					
metres ² 2900m ²	€1.75 per M ² of €40	\$507.50	\$67.87	\$60.37		overpayment
x .1 hect.	€25 per hect. of €250					
x .1 hect.	€25 per hect. of €40					
x .1 hect.	€25 per hect. of €100					
	€100					
x metres ²	€10 per M ² of €40					
x 1,000m ²	€25 per 1,000m ² of €40					
x .1 hect.	€25 per hect. of €40					

Column 1 Certified: Signed: *[Signature]* Grade: DHE Date: 3/4/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified Signed: *[Signature]* Grade: S.O Date: 26/05/91
 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.: *91M/418*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *3122 ft²*

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.
Ref. 3/4/91.
$$\frac{3122}{1000} \times 710$$

2341.50

2342

Less 395 paid under

870/1947

*87A/122
CW 6808*

DEVELOPMENT CONTROL ASSISTANT GRADE

*I NB reports on file
at date of renewal*

J *76/1/91*

LN 6803 I
P/434/92

FINANCIAL CONTRIBUTION :-	
AMOU:	Standard
F	1947

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/418

APPEAL by Bernie Kirwan and others of The Bungalows, Old Blessington Road, Springfield, Dublin and Breda Bryan of 101 Virginia Heights, Blessington Road, Dublin against the decision made on the 21st day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Dominic O'Connor of 145B Carrigwood, Firhouse, Dublin for development comprising the demolition of buildings and replacement with three shops with offices over at Tallaght Garden Centre, Old Blessington Road, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be detrimental to the amenities of the area and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of public services which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services which facilitate the proposed development.

PL 6/5/85972

SECOND SCHEDULE (CONTD.)

2. The rear boundary of the site shall be where the line of the existing wall is marked on drawing number 3/6/01 submitted to the planning authority on the 22nd day of March, 1991. The area to the north of this existing wall shall be retained as a grassed open space.

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

3. No advertising sign or structure shall be erected without prior permission of the planning authority except those which are exempted development.

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

4. No development shall take place until a landscaping scheme has been submitted to and agreed with the planning authority. This site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

Reason: In the interest of visual amenity.

5. All external finishes shall be agreed with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The uses of the ground floor units shall be as stated on drawing number 3/6/01 submitted to the planning authority on the 22nd day of March, 1991. No goods or other material shall be stored on the site outside of the proposed structure.

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

Ann Cow. Quinn

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

Dated this 25th day of November, 1991.

Contd/....

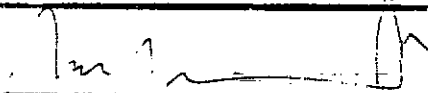
AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/418

With regard to condition no. 1 the financial contribution towards cost of providing a public water and piped draining is assessed at £1,947.

Order Noted: <u>L.D.</u>	
Dated: <u>27th JAN 92</u>	<u>ASST. COUNTY MANAGER</u>
to whom the powers have been delegated by order of the Dublin City and County Manager.	
Dated <u>10th</u> day of <u>DECEMBER</u> 19 <u>91</u>	

For Financial Assessment

214

APPEALS DECISIONS - CHECK LIST

REG. REF. NO.

91A-418

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS	✓
5	PUT ON LIST FOR MARY/LAURA (weekly List)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	ENTERED IN DATABASE	

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner.

REG. REF. 91A/0418

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

I attach for your observations memo/letter dated 29th July, 1991 from An Bord Pleanala.

Please reply before: 13th September

S
for Principal Officer

DATED: 30 August 1991

OBSERVATIONS:

no further comment.

Discussed

Signature of person making observations:

G. Boothman

Countersigned:

P. Cennin
(S.E.D.C.)

DATE:

10/9/91.

DATE:

25.9.91



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

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 91A/0418

Your Ref: PL6/5/85972

Date: 1991

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Dear Sir/Madam,

I refer to your letter dated 29th July, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 21st May, 1991.

Yours faithfully,

for Principal Officer.

2. ORDER NO.:

To: Stonehouse Services Ltd
Co Dominic O Connor
145B Carywood
Firlands

		Refund of overpayment on		
		Planning application 91A/0418		
		+ Refund under Article 10		
		of the local Government Planning		
		+ Development Fees regulations 1988		
		M/O		
		Receipt Number N/34323		
		60.37 overpayment		
		380.62 Article 10		
		TOTAL	440.99	

Certified for payment Rubio S.O. 29/8/91 Submitted for payment - £ 440.99

Charge 4.1.9. 09

Date 29/8/91

Ho
29/8/91

ACCOUNTANT

fl

145B CARRIGWOOD,
FIRHOUSE,
DUBLIN 24.



9/7

Mr. Richard Wheelan
Dublin County Council
Planning Department
Block 2,
Irish Life Centre
Lower Abbey Street,
Dublin 1.

Ref :- 91A0418 - 90A1602

4th July, 1991.

Dear Mr. Wheelan,

I refer to the above referenced numbers regarding two planning applications at Tallaght Garden Centre within one year of each other and hereby make an application for a refund of $\frac{2}{3}$ of the amount for the second application Ref - 91A10418 being £567.87, also there is an over payment refund due on our first application Ref 90A1602 for £60.37. Please forward the refund cheque to myself at the above address.

Looking forward to hearing from you.

Yours faithfully

P.P. Heber Murphy
Dominic O'Connor.

25 JUL 91

P/4172/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

REFUND OF OVERPAYMENT OF PLANNING APPLICATION FEE AND REFUND OF FEE IN RESPECT OF RECENT APPLICATION

A Planning application No. 90A/1602 for 4 shops with offices over at Tallaght Garden Centre, Old Blessington Road, Tallaght was received on the 3/9/90. The applicant was D. O'Connor. A fee of £770 was paid and receipt number N19391 issued. The correct fee in respect of this application was assessed at £665.00 (380 square metres @ £1.75 per square metre). An overpayment of £105 was therefore made. On the 21/3/91 this application was withdrawn.

A second Planning application on the same site was made by D. O'Connor on 22/3/91 Reg.Ref. 91A/0418. A fee of £567.87 was paid and receipt No. N34323 issued. The correct fee in respect of this application was assessed at £507.50. An overpayment of £60.37 was therefore made. A decision to grant permission was made on this application on 21/5/91.

A letter was received on 4/7/91 from Dominic O'Connor, 145B Carrigwood, Firhouse claiming a refund.

As this claim complies with Article 10 of the Local Government Planning and Development Fees Regulations 1984, I recommend that a refund of £380.62 be made to Stonehouse Services Ltd. c/o Dominic O'Connor, 145B Carrigwood, Firhouse. I further recommend that a refund of overpayment of Planning application fees on application Reg.Ref. 91A/0418 and 90A/1602 be made as follows;

- (a) 91A/0418, refund of £60.37 be made to Stonehouse Services Ltd. c/o Dominic O'Connor.
- (b) 90A/1602, refund of £105 be made to Tallaght Garden Centre c/o Dominic O'Connor


PRINCIPAL OFFICER

Rw. ORDER; That a refund of £440.99 (£60.37 overpayment and £380.62 under Article 10) be paid to Stonehouse Services Ltd and a refund of £105 be paid to Tallaght Garden Centre, c/o Dominic O'Connor, 145B Carrigwood, Firhouse.

DATED; ~~22nd~~ August, 1991.


ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City Manager dated 26th August, 1991

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner

REG. REF. 91A/0418

RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

I attach for your observations memo/letter dated 11th June, 1991 from An Bord Pleanála.

Please reply before: 17th July 1991

Sam Miller
for Principal Officer

DATED: 3 July 1991

OBSERVATIONS:

No comment

Signature of person making observations: G. Boothman

Countersigned: [Signature]
(S.E.D.C.)

DATE: 8/7/91

DATE: 11/7/91

Newfile
CN 68087
8th 1947
Bond
Cash

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Anthony F. Deegan & Assocs.,
11 Main Street,
Rathfarnham,
Dublin 14

Reg. Ref. 91A/0418
App. Recd: 22.03.91
Floor Area: 324.5 sq.m.
Site Area: 3/4 acres approx.
Zoning: 'A'

Report of the Dublin Planning Officer, dated 20 May 1991

This is an application for PERMISSION to construct three shops with office space over and to demolish existing buildings at Tallaght Garden Centre, Old Blessington Road.

The site area is stated to be 0.5 to 0.75 acre approx. The floor area of the proposed development is stated to be 324.5 sq.m. The site is located in an area which is zoned with the objective 'A' in the 1983 County Development Plan, "to protect and provide for residential amenity". Within this use class zoning, shops/neighbourhood are permitted, offices are not permitted. The site is located on the section of the Old Blessington Road which approaches the roundabout C at the road network for the "Square". The site is bounded by a wall of c. 3 metres and the current use is as fuel store and garden centre.

By Decision Order P/1630/85 (Reg. Ref. 85A/122) permission was granted until 31.05.88 for change of use of dwellinghouse to flower and plant retail unit.

By Decision Order P/4678/86, (Reg. Ref. 86A/1453) permission was granted until 31.12.89 for an extension to the garden centre and nursery.

By Decision Order P/215/88 (Reg. Ref. 87A/1200) permission was granted until 24.02.91 for use of the premises of the flower and plant shop as a barber's shop.

By Decision Order P/2552/88 (Reg. Ref. 88A/209) permission was granted for continuance of use of premises for nursery and plant shop until 24.02.91.

By Decision Order P/4260/89, (Reg. Ref. 89A/1473) permission was granted until 24.02.91 for retention of advertising signs at Tallaght Garden Centre.

Reg. Ref. 90A/1602 was an application for 4 shops with offices at first floor at this location. This application was withdrawn.

Enforcement File 5984 relates to this site.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

By Decision Order PA/756/83. Ref. YA/183, planning permission was granted for a detached house on a site which incorporates the site of the current application subject to 11 conditions.

There are a number of letters of objection to this application and the contents of these are noted.

The report of the Roads Department has not been received at the time of writing this report.

The report of the Sanitary Services Department has not been received at the time of writing this report.

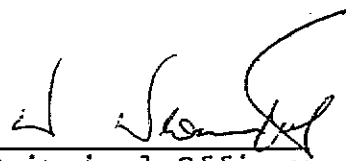
The Parks Department report that the proposal infringes onto an area which was designated as open space in the original planning permission for the ^{of Keville} Estate. However this open space was incorporated into the permission which was granted by Decision Order PA/756/83, Reg. Reg. YA.183.

The proposed development is for three units - one D.I.Y, one hairdressers, and one commercial (non-retail). Three offices are proposed at first-floor level. There are windows on the rear elevation at first-floor level which look down on the existing cul-de-sac in Virginia Heights and on the side of an existing house.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (12) conditions:-

(SEE CONDITIONS OVER)

NO
(MD/AC)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal subject to the (12) conditions set out above is hereby made.

Dated: 21 May, 1991.


ASSISTANT CITY & COUNTY MANAGER

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

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 Chief Fire Officer be ascertained and strictly adhered to in the development.

3. In the interest of safety and the avoidance of fire hazard.

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

4. In the interest of health.

5. That the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.

5. To comply with the requirements of the Sanitary Services Department.

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

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

7. That all external finishes be agreed with the Planning Authority prior to the commencement of development.

7. In the interest of visual amenity.

8. That a detailed landscaping scheme be agreed with the Planning Authority prior to the commencement of development on site.

8. In the interest of visual amenity.

E.C. 9. That the uses of the ^{specimen floor} retail units shall be as stated on Drawing No. 3/6/01, dated 22.03.91, by Dublin County Council and any other use shall require planning permission from Dublin County Council.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

CONDITIONS

REASONS FOR CONDITIONS

10. That the rear boundary of the site shall be where the line of the existing wall is marked on Drawing No. 3/6/01, dated 22.03.91, by Dublin County Council. The area to the north of this existing wall shall remain as a grassed open space area.

11. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

→ 12. That a financial contribution in the sum of £1,947. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

11. In the interest of reducing air pollution.

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

Our Ref: PL 6/5/85972
P.A. Ref: 91A/418

Mr. Dominic O'Connor,
145B Carrigwood,
Firhouse,
Dublin 24.

Date

Appeal re: Demolition of buildings and replacement with three shops with offices over at Tallaght Garden Centre, Old Blessington Road, Tallaght, Dublin 24.

Dear Sir,

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.

It should be clearly understood that the granting of permission under the Planning Acts does not relieve a developer of the responsibility of complying with any necessary fire safety measures which may be stipulated by the fire authority. Failure to comply with any such requirements may result in the service of a Fire Safety Notice under section 20 of the Fire Services Act, 1981. The developer should, therefore, consult with the appropriate fire authority in relation to this matter.

The developer should also consult with the appropriate public health authority as the granting of permission under the Planning Acts does not relieve a developer of the responsibility of complying with whatever requirements they may have in connection with the proposed development.

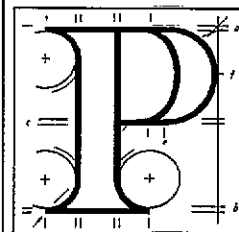
Yours faithfully,


Miriam Baxter.

Encl.

BP 354A

An Bord Pleanála



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

Our Ref: PL 6/5/85972
P.A. Ref: 91A/418

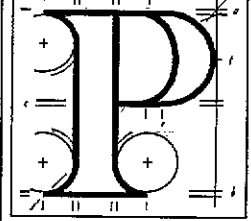
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Li.

28/11.

76 NOV 91

An Bord Pleanála



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

Date: 25 NOV 1991

Appeal re: Demolition of buildings and replacement with three shops with offices over at Tallaght Garden Centre, Old Blessington Road, Tallaght, Dublin 24.

Dear Sir,

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 and a copy of the notification to the applicant are enclosed.

Yours faithfully,

Miriam Baxter
Miriam Baxter.

DEVELOPMENT
27 NOV 1991
CONTROL

Encls.

BP 352A

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/418

APPEAL by Bernie Kirwan and others of The Bungalows, Old Blessington Road, Springfield, Dublin and Breda Bryan of 101 Virginia Heights, Blessington Road, Dublin against the decision made on the 21st day of May, 1991 by the Council of the County of Dublin to grant subject to conditions a permission to Dominic O'Connor of 145B Carrigwood, Firhouse, Dublin for development comprising the demolition of buildings and replacement with three shops with offices over at Tallaght Garden Centre, Old Blessington Road, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would not be detrimental to the amenities of the area and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of public services which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public services which facilitate the proposed development.

PL 6/5/85972

SECOND SCHEDULE (CONTD.)

2. The rear boundary of the site shall be where the line of the existing wall is marked on drawing number 3/6/01 submitted to the planning authority on the 22nd day of March, 1991. The area to the north of this existing wall shall be retained as a grassed open space.

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

3. No advertising sign or structure shall be erected without prior permission of the planning authority except those which are exempted development.

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

4. No development shall take place until a landscaping scheme has been submitted to and agreed with the planning authority. This site shall be landscaped in accordance with the agreed scheme, which shall also include a timescale for implementation.

Reason: In the interest of visual amenity.

5. All external finishes shall be agreed with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

6. The uses of the ground floor units shall be as stated on drawing number 3/6/01 submitted to the planning authority on the 22nd day of March, 1991. No goods or other material shall be stored on the site outside of the proposed structure.

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



Ann Cw. Quinn

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

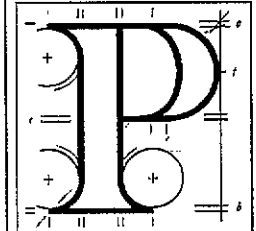
Dated this 25th day of November, 1991.

Our Ref: PL 6/5/85972
P.A. Reg. Ref: 91A/418

04 NOV 91

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

An Bord Pleanála



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

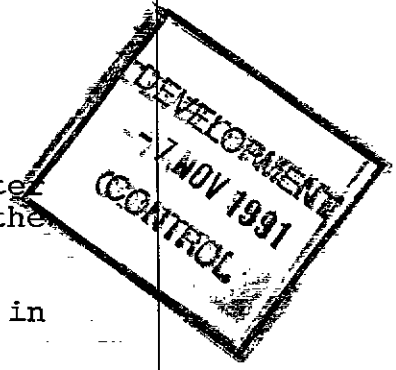
Date: 31st October 1991.

Appeal re: Demolition of existing building and replacement with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter received by the Board in relation to the above-mentioned appeal.

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



Yours faithfully,

Suzanne Lacey

Encl.

BP 555

Residents Association

ALDERWOOD PARK · ALDERWOOD WAY · ALDERWOOD AVENUE

YOUR REF No PL 6/5/85972
✓ P.A. REG REF 91A/418

Mr. Joe Mullins.
Hon. Secretary.
43 Alderwood Park.
Springfield,
Tallaght.
Dublin 24.

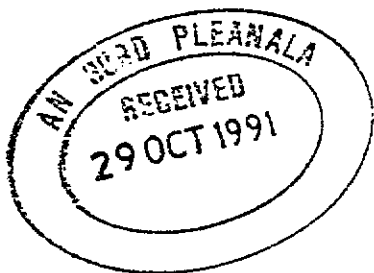
Dear Suzanne

Could you please forward
the enclosed Package to the above-
mentioned file as it reflects the
area in question

Thanking you

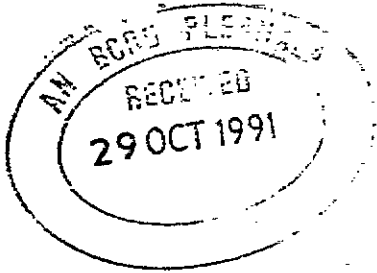
Regards

Joe Mullins



Residents Association

ALDERWOOD PARK · ALDERWOOD WAY · ALDERWOOD AVENUE



Mr. Joe Mullins,
Hon. Secretary,
43 Alderwood Park,
Springfield,
Tallaght,
Dublin 24.

Dear

On behalf of the above Association, I refer to the 1991 draft development plan. We wish to object in the strongest possible manner to any commercial development on the land better known as "The Triangle" adjacent to the Old Blessington Road and Tallaght By-Pass.

Please refer to the enclosed correspondence dated 22/4/91 and 26/4/91 to which we have received acknowledgement from Dublin County Council but as such no official reply to the request made on behalf of this Association.

The land in question is owned by Dublin Corporation and we are made aware is up for sale in the very near future. Once again we must point to the fact that this land is required to act as a green-belt at this particular point in the Springfield Estate and that residents in the above mentioned area receive priority regarding whatever the outcome of this most essential amenity for which they have waited twenty years.

Yours sincerely,

Joe Mullins,
Hon. Secretary.

A handwritten signature in cursive script that reads "Joe Mullins".



May 1991.

BAILE ATHA CLIAITH
(Dublin 1)

Mr. John Whelan,
Chairman,
Alderwood Park, Ave, Way Res. Assoc.,
57 Alderwood Ave.,
Tallaght,
DUBLIN 24.



Dear John,

Further to your visit to my clinic on Saturday last I wish to confirm that I have made enquiries on the issues you raised and the position is as follows:-

1). MCKONE'S ORIGINAL PLANS

I have contacted the Planning Department in this regard but I have been informed that despite the Ref. No. D 1793 being given to them they cannot trace these plans which go back to 1972. They have had a request for these plans from a source other than my office but despite searching their records they have not been able to locate them. However, they will keep trying and will notify me if they are successful. No matter who requests a copy of these plans the charge for this is £35.

2). WEIGHT RESTRICTION

I have notified the Traffic Department of Dublin County Council that the 2 ton Weight Restriction is not being adhered to in your area and they will immediately notify the Gardai of this matter and will then await a report from them.

3). ROAD TRAFFIC ACT 1970

Grace asked me to find out about the 1970 Road Traffic Act under which Gardai could appeal to the Minister for the Environment to close a road, however despite numerous enquiries through various channels I cannot locate this Act and I am now informed that it does not exist.

I have acquainted Minister Flynn with the urgency of providing funds for the construction of the Old Bawn/Cookstown Road and I will pursue this matter as it is the only long-term solution to the traffic problems in your area. I am enclosing for your information a copy of the statement which I have made to Liz Allen of the Evening Herald in support of your claim for the erection of bollards.

Sincerely,

MARY HARNEY T.D.
MINISTER FOR ENVIRONMENTAL PROTECTION.

Corporation

11th

ment Department

ge Buildings,
dward Street.

2.
96111 Ext 2844

Fax No: 6796111 Ext: 2836

Our Ref: TW/LB

11th March, 1991.



Ms. Nuala Talbot,
Personal Secretary to Mary Harney T.D.,
Minister for Environmental Protection,
Department of Environment,
Custom House,
Dublin 1.



Re: Lands at "The Square" Tallaght

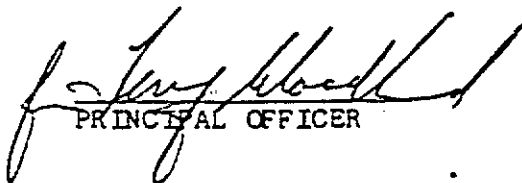
Dear Madam,

Further to your correspondence 30th January and my telephone call 8th March I set out the position as follows:

These lands are, for the most part, in ownership of Dublin Corporation. This site, referred to as Site 5, comprising 5 acres is for sale. The land is currently zoned residential but in the Draft Development Plan it has Town Centre zoning.

If purchased the purchaser may have to apply for a "material contravention" to the Development Plan.

Yours faithfully,


PRINCIPAL OFFICER

13/5/91. I spoke with Jerry
Whithead this morning
& to the best of his
knowledge this is still
the current situation,
i.e. the site has not
been sold.

N.

Residents Association

ALDERWOOD PARK · ALDERWOOD WAY · ALDERWOOD AVENUE

29 OCT 1991

Mr. Joe Mullins.
Hon. Secretary.
43 Alderwood Park.
Springfield.
Tallaght.
Dublin 24.

FOLIO NO: 9472F

PLAN REFERENCE NO. 584 MCKONE ESTATES LTD.

Dear Sir,

On behalf of the above Association and on the recommendation from our legal adviser, we are applying for the Original Planning Procedure and Specifications laid down by the Builder and Developer (McKone Estates Ltd.), to be enforced as and from today 26th April 1991.- See above references number.

The procedure calls for the closure of the Old Blessington Road at the point of the Tallaght Garden Centre to the triangle adjacent to Springfield House.

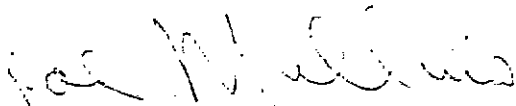
The agreement from McKone Estates Ltd. and maps in our possession received with the deeds to our homes twenty years ago verify this claim.

We are also made aware that the area in question is the boundary at this particular point in the Springfield Estate and will be taken in hand by Dublin County Council in the very near future from Mr. E. McKone.

Mr. R. Doris, Road Engineer's Department, can give you an analysis and up-to-date information.

Therefore, we must insist that this matter be dealt with before any agreement or 'handing over' takes place. We would also ask that you give this matter your most urgent attention and a prompt reply from you would be appreciated.

Yours sincerely,



Joe Mullins.
Hon. Secretary.

Residents Association

ALDERWOOD PARK · ALDERWOOD WAY · ALDERWOOD AVENUE

22/4/91.

Senior Officer,
Parks Dept.,
Dublin County Council,
O'Connell St.,
Dublin 1.



Mr. Joe Mullins.
Hon. Secretary.
43 Alderwood Park.
Springfield.
Tallaght.
Dublin 24.

Dear Sir,

On behalf of the above Association I have been asked that you acquire the land better known as the Tri - Angle adjacent to the Alderwood Ave. - Alderwood Park, Springfield Housing Estate Tallaght, the cottages and garden centre Old Blessington Rd.,

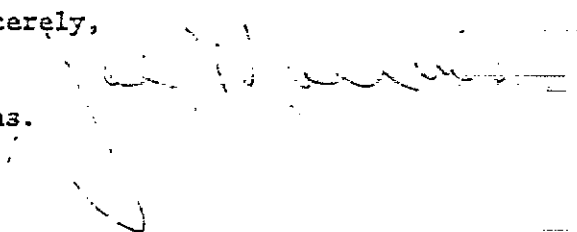
The acquisition of this land to be incorporated into Parkland acting as a greenbelt for the above areas. Its purpose to not only enhance greatly the above areas in question but to divide even more the close proximity of the Tallaght By-Pass and the Springfield Housing Estate at this point.

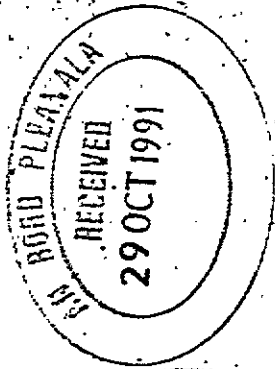
Furthermore it can only lead to a reduction in noise and air pollution and help towards the preservation of scenery, i.e. Dublin Mountains to which we have become so accustomed to over the years and its eventual outcome to lead towards a much safer and cleaner environment for all concerned.

I remain on behalf of the committee.

Yours sincerely,

Joe Mullins.





PLAN REF	FOLIO NO
Ruddon Beer Ltd	(27-3-74)
2	28.97
5 Beville Place	
586	9472F
McKone Estate Ltd	(23-01-72)
584	9472F
22 Beville Place	

PLAN REF	FOLIO NO
21	19451R
John Cunningham Ltd	
49	19451R
591 Fitzroy St. Pty.	
13	16612
Wilson Corporation	
520	19118
Sm Sea Council	
513	513
Wilson Corporation	

9 LOWER HATCH STREET,
DUBLIN 2.

MC KONE ESTATES LTD.

TELEPHONE: 514848

Joe Mullins Esq.,
Hon. Secretary,
Alderwood Park/Way/Ave. Residents Association,
43 Alderwood Park,
Springfield,
Tallaght,
Dublin 24.

6th. May 1991.

29 OCT 1991

Dear Mr. Mullins,

Further to your recent letter, phone conversations and discussion with a group of Residents last Thursday in Springfield we enclose, as requested, a copy of Dublin County Council's road naming and numbering map for Springfield.

We were asked to confirm the planning principles behind the layout of Springfield. Dublin County Council requested our Architects to design the development on the cluster system. This concept envisages a system of major roads linking the area of Tallaght with Dublin. Off these major roads are district distributors and these will provide access for individual cul de sacs of houses and sometimes a small number of houses. More recently district distributors do not have any houses whatsoever actually accessed from them.

The usual cluster will contain from 100 to 300 houses and will have one or two road connections with the district distributor. The reason for this is to restrict the traffic on the roads on which the houses face to traffic to serve these houses and, of course, to discourage and prevent through traffic. Each cluster will have it's own play areas and be linked to other clusters and bus stops on the major roads by pedestrian ways. The district distributor will take the traffic from the various clusters and alongside the district distributor will be the school, church and shopping and these will connect with the major roads where second and third level schools and large recreational areas will be located.

The best example of the 'cluster principle is cluster A. on the attached plan which is Maplewood Ave./Drive/Pk./Green/Way/Court.

29 OCT 1991

There are about 300 houses and there are pedestrian connections to the open space along the old Blessington Road and to the district distributor (now called Maplewood Road). There is a central open space and only one connection for vehicles with the district distributor. The only traffic to use the roads of this cluster are the cars of the residents and visitors and vehicles servicing the houses.

Regarding your own immediate area this was intended to be a cluster (Cluster C.), including the houses built in Virginia Heights and it was envisaged that the only entrance to your group of houses would be at the shopping centre where Alderwood Court/Ave. meets the district distributor. The roads were not designed to take the present heavy through traffic. Also, it was envisaged that the old Blessington Road would be a cul de sac when the Tallaght By-Pass was completed opposite Springfield.

We trust this clarifies the position.

Yours sincerely,



Edward McKone.

C.I.E. BUS
DEPOT

PROPOSED TRANSPORTATION CORRIDOR

SPRINGFIELD

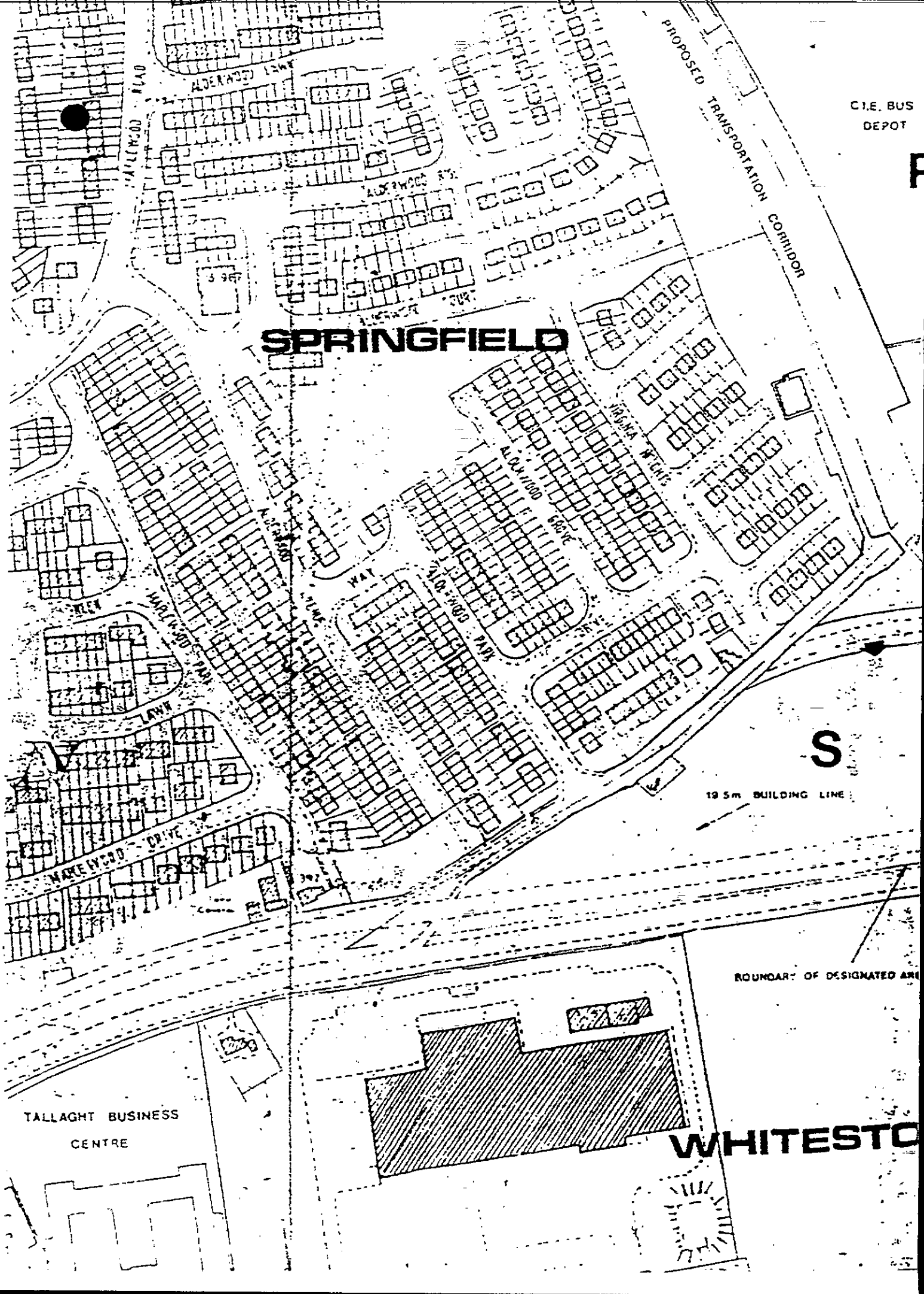
S

19.5m BUILDING LINE

BOUNDARY OF DESIGNATED AREA

TALLAGHT BUSINESS
CENTRE

WHITESTOWN



RECREATION
CENTRE SITE
OPTION 2
1.88 Acs

N

GREEN PARK
1.35acs

T

U

CAR PARK

FOOT
P

**SHOPPING & LEISURE
DEVELOPMENT**

V

A

CAR PARK

C.I.E
STATION

Q

O

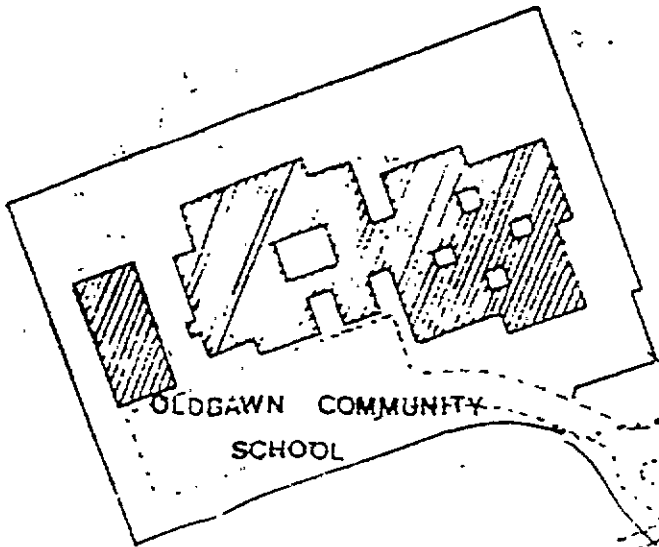
CAR PARK

B
SITE B

R

THIS ROAD TO BE BUILT BY DUBLIN
CORPORATION AS REQUIRED BY
PLANNING PERMISSION GRANTED

OWN



**OLDGAWN COMMUNITY
SCHOOL**

Our Ref: PL 6/5/85972
P.A. Reg. Ref: 91A/418

pa

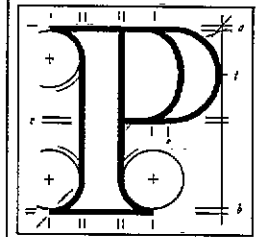
R.S.
26/9

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

Date: 23rd September 1991.

25 SEPT 91

An Bord Pleanála



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

Appeal re: Demolition of existing building and replacement with 3 shops with offices over at Tallaght Garden Centre, Old Blessington Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter received by the Board in relation to the above-mentioned appeal.

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 555

RECEIVED
19 AUG 1991
By hand

OFD BRESSING
SPRINGFIELD
TUBBIN ST.

19th August 91.

REGISTER No 91A-418.

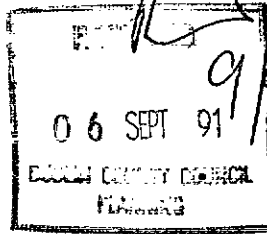
DEAR SIRs.

With reference to the above application, we wish to add further to this appeal.

1. With regard to the Cottage and its plots in we feel with lodged premises its plots in could be greater especially where shops are concerned.
2. There has already been a refusal on a 2 storey building some years ago
3. 'STONEHOUSE COTTAGE' as we feel, that this is the last of its type in Fallagh, we feel this should be retained for future heritage purposes.
4. Nobody can guarantee that these premises would not have a change of use application in the future
5. With 18 parking units proposed we feel that the volume of traffic entering and leaving the premises would be very heavy considering the amount of pedestrians coming and going from JOZSTOWN - ROHEEN SPRINGFIELD. as there is only one footpath on the Old Blessington Rd.
6. With a low wall around these premises we feel very vulnerable at night time as this could become a gathering place for all types of characters

Yours faithfully
pp. Bernie Kubran.

Our Ref: PL 6/5/85972
P.A. Reg. Ref: 91A/418



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

Date: 29th August 1991.

Appeal re: Demolition of existing building and replacement with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

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

Yours faithfully,

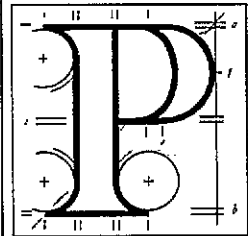

Suzanne Lacey

Encl.

BP 553

g. B

An Bord Pleanála



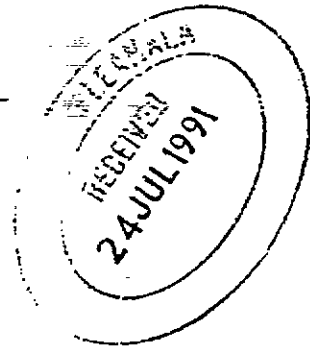
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

6/65472

Glenaraneen,
Brittas,
Co. Dubh

16-7-91

An Bord Pleanála
Irish Life Centre,
Dubh 1



Dear Sir,

The Tallaght Historical Society
has become aware of planning permission
granted to Mr O'Connor, Tallaght Garden Centre
Ref 91/13/418 Decision No P 2282/91 21/5/91
This would involve the demolition of the
last traditional cottage in Tallaght. The
building was kept in perfect order by the
last occupant Mr. Cronin and was
admired by all passersby. It had

been re-roofed but was originally thatched. It had a half door. The descendants of the previous owner Mrs O'Reilly nee Lawlor are respected residents of Tallaght - her granddaughter, Mrs Blaire Doolan has been Lord Mayor of Tallaght and is currently head of the Senior Citizens Club.

The County Council has recently acquired Virginia House opposite to use as an art-centre and a very fine collection of artefacts and memorabilia are to be displayed there. The Society feels that the cottage should be re-thatched and preserved in this cultural setting sited near the Square and the proposed large hotel. The History Society wish to join with the Alderwood Residents Association in opposing its demolition and the development of the site.

Yours sincerely
Mary McNally Chairman

Attention of:
Suzanne Lacey

Glenaraneen,
Brittas,
Co. Dubh
20-8-91

An Bord Pleanála
Your Ref. PL 6/5/85972
P.A. Reg Ref. 91A/418

AN BORD PLEANALA	
Received	22/8/91
Fees	€15 DRAFT
Receipt No.	824566

Enclosed is bank draft for
€15 fee as requested in your letter of
12th August '91.

Yours faithfully,

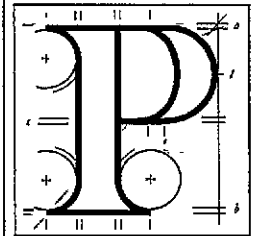
Mary M'Nelly Chairman
Fallaigh Historical Society

Our Ref: PL 6/5/85972
P.A. Reg. Ref: 91A/418

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

30 JUL 91

Les
PK
An Bord Pleanála



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

Date: 29th July 1991.

Appeal re: Demolition of existing building and replacement with 2 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553

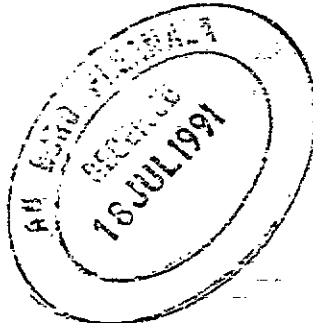
DEVELOPMENT
CONTROL
- 1 AUG 1991

obv

DOMINIC O'CONNOR
145B, CARRIGWOOD,
FIRHOUSE,
DUBLIN 24.

TEL: 523919.

An Bord Pleanála
Floor 3, Block 637,
Irish Life Mall,
Dublin 1.



16th July, 1991.

Your Ref :- PL 6/5/85972.

RE :- Development at Tallaght Garden Centre, Old Blessington Road.
Application Reference No. 91A/418.
Decision Order No. P/228291 - 21.05.91.

Dear Sir/Madam,

With regard to the above quoted planning appeal No's to our grant of premission by Dublin County Council, I wish to submit the following comments and observations.

We have been trading from these premises since 1985 as a Garden Centre/ Fuel Depot. We use the cottage proposed for demolition as a Gents Hairdressing Salon which employes three people two fulltime and one part-time, this cottage was passed unfit for human habitation several years ago (see enclosed details).

.... /

The cottage has incurable rising damp and the roof tiles are consistently broken with stones by vandals due to its proximity to the main footpath leading to the "Square". We have also had countless break-in's due to easy access through the roof, which has become almost impossible to secure.

In its present position it is a hazard to pedestrians who are almost 'on top' of our vehicular exit. The demolition of the cottage and the re-location further back off the road would alleviate this problem. Although our Garden Shop inside the premises does not have this problem it is in a poor state of disrepair with dampness and we also hope to transfer this business into the new premises proposed.

A number of other issues were raised by the appellants, one such objection from 101, Virginia Heights, the owner of the house to the immediate right of the proposed premisses, was that she would loose her privacy and view of the Dublin mountains, this can clearly be seen from our plans not to be the case, nor would the development overlook any back or front garden in Virginia Heights as alleged.

The Secretary of the Residence Association of Virginia Heights informed us that they had no objections providing that there was no pedestrian exit from their estate, we intend to comply with this.

Another point raised was that the "Boothman Cottage" is regarded as a historical building and landmark in the Tallaght area for a number of years, in fact it was never known as the "Boothman Cottage". The Boothman House is 300 yards away and is presently owned by Dublin County Council, the cottage in our proposal is and has always been known as the "Stonehouse Cottage". In any publications issued on the history of Tallaght it has never even been mentioned.

Another point is that there is no rear exit in case of fire from the units, again this is not true as can be seen from our drawings. There is no danger of a unit being used as a 'Off-Licence or 'Take-Away' as this would entail another planning application.

There was a fear expressed that the vehicular entrance would double as a loading bay causing danger to the public. As can be seen from the plans the delivery entrance to the units are far enough away from the vehicular entrance.

In closing this submission, I would ask you to please consider our position in relation to the proper development, expansion and working condition that would improve dramatically for our seven employees by this development.

I am personally committed to occupying two of the ground floor units and would hope to attract respectable leaseholders in the remaining offices and units, that would provide services to the community, ie, Doctors, Dentists, Solicitors, Estate Agents etc, most of these services have not been catered for in the 'Square', so we would envisage no duplication and an insignificant increase in the flow of traffic to and from our premises. The general appearance of the premises as it stands would be improved considerably by the construction and thoughtful landscaping we intend to provide.

Yours sincerely,



Dominic O'Connor.

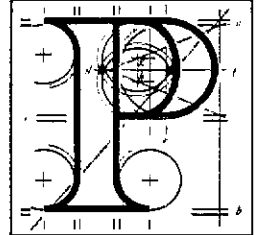
Our Ref: PL 6/5/85972
P.A. Reg. Ref: 91A/418

AK

AL
14/6

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

An Bord Pleanála



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

Date: 11th June 1991.

Planning authority decision re: proposed demolition of existing building and replacement with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road, 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.

Any observations which you wish to make on the appeal should be conveyed, in writing, to the Board without delay.

As you are aware, the planning authority's decision in the matter is already the subject of an appeal to the Board.

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 004

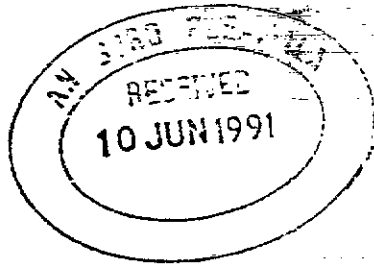
12 JUN 91

DEVELOPMENT CONTROL
11/11/91

DEVELOPMENT CONTROL

DEVELOPMENT CONTROL

065



The Bungalows
Old Blessington Road
Springfield
Dublin 24

4th June 1991

An Bord Pleanála
Floor 3, Block 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1

AN BORD PLEANALA
Received 10/6/91
Fees: £50 cash
Project No. B23477

Register Ref No. - 91A/418

Dear Sirs

We are in receipt of yours of 24th ult., confirming your decision to grant planning permission under Decision Order p./2282/91-21.05.1991.

We wish to appeal against this decision on the following grounds;-

1. Location too close to the Square Town Centre, already fully catering for the normal requirements of the general public which in our opinion constitutes unnecessary duplication.
2. Would cause serious Traffic Hazards by adding to the existing heavy vehicular traffic already servicing the Town Centre.
3. Further traffic problems would be created by the Service Entrance necessary to facilitate commercial vehicles delivering supplies to the shops.
4. Fire Hazard, i.e. no rear exit to provide emergency evacuation for clients and employed personnel in the event of an outbreak of fire.

We trust our appeal will be given careful consideration.

The requested fee of £50.00 is enclosed.

We remain,

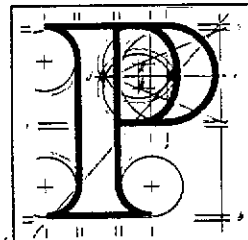
Yours faithfully

Bernie Kieran 252 Old Blessington Rd. D24
 Andrew P. Kehoe 251 Old Blessington Rd D24
 Patrick Foley 249 Old Blessington Rd D24
 Ann O'Neill 250 Old Blessington Rd.
 Elizabeth Thomas 248 Old Blessington Rd.
 Paula Marie Gilman 255 " " "

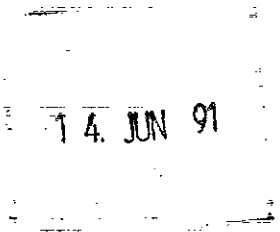
Our Ref: PL 6/5/85972
P.A. Reg. Ref: 91A/418

pk

An Bord Pleanála



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



Handwritten initials/signature

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

Date: 12th June 1991.

Appeal re: Demolition of existing building and replacement with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within twenty-one days of the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

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

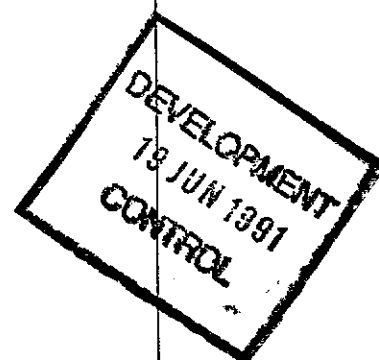
065

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 553



Residents Association

ALDERWOOD PARK · ALDERWOOD WAY · ALDERWOOD AVENUE

An Bord Pleanna,
Floor 3 Block 637
Irish Life Mall,
Dublin 1.

Dear Sir,

We wish to lodge a submission to object in the strongest manner to the decision to grant planning permission to the development Tallaght Garden Centre Ref No 91A/418, Decision order No P/2282 91 " 21.05 91.

Mr. Joe Mullins,
Hon. Secretary
45 Alderwood Park,
Springfield,
Tallaght,
Dublin 24.

We object on the following grounds,

1. We feel the need for more shops and offices is not necessary as there is less than 400 metres away the Largest Shopping Centre in Ireland, catering to all forms of business and shopping needs.
2. The security of this proposed development at night time is of major concern to all residents living beside and overlooking this development as it will be a place for youths to gather and cause many problems for all living near by.
3. Another major concern of residents is the possibility of the premises being turned into an Off Licence or, and a Fast Food Outlet as has been suggested by locals.
4. The development calls for the Demolishing of the Boothman Cottage which has stood for over 100 years and has always been a landmark in the Tallaght area for the same number of years. The Historical Society of Tallaght has expressed its concern of the possible destruction of this Historical Building. They like ourselves would like to see this Building preserved as a Living Heritage Centre along side the Cultural and Arts Centre in the Virginia House property with the envisaged Tourist Attractions for the Tallaght region. This would be a viable alternative with the building shortly of the Hotel and The Hospital nearby.
5. After our Planning Officer studied the plans for the development his opinion was that this development posed two (2) dangers to the general public and patrons of the development, A, There is to be a vehicular entrance to the premises across a very busy pedestrian footpath and that this same entrance /exit is to act as a loading / unloading bay, this will without doubt put pedestrians walking past in great danger. B, There is no rear exit from this building that would put patrons and staff of these premises at risk from Fire or other such emergency, this must constitute a Fire Hazard.

We feel the decision to allow this project to go ahead is a wrong and must be reversed on the grounds of Safety and Preserving a small piece of Tallaghts History. Further to our submission we are gathering a large petition calling for the preservation of the " Boothman Cottage" and the need for a Heritage Centre of the type we have described.

We hope you will give our submission deep thought and consideration, we enclose the fee of £15 for our submission.

On behalf of the above I remain respectfully yours,

John Whelan

John Whelan
Chairman.

By Hand
10/6/91
£15 chq.

B23464

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 91A/0418

Your Ref: PL6/5/85972

Date: ^{15 August}~~30 July~~ 1991

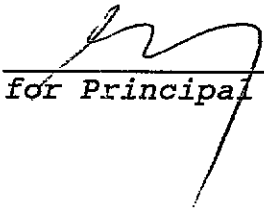
RE: Proposal to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road for D. O'Connor.

Dear Sir/Madam,

I refer to your letter dated 11th June, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 21st May, 1991.

Yours faithfully,



for Principal Officer.

L. D.

COMHAIRLE CHONTAE ATHA CLIATH

704755
Ext. 268/269

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

Your Ref. 6/5/85972

26.06.91

Our Ref. 91A-418

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

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

PROPOSAL : DEMOLITION OF EXISTING BUILDING AND
REPLACEMENT WITH 3 NO. SHOPS WITH OFFICES
OVER AT TALLAGHT GARDEN CENTRE,
APPLICANT : OLD BLESSINGTON ROAD,
D. O'CONNOR.

Dear Sir,

With reference to your letter dated 11.06.91 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 08/03/91
- (4) The plan(s) received from the applicant on 22.03.91
- (6) & (7) A certified copy of Manager's Order P/2287/91 together with technical reports in connection with the application.

(8) HISTORIES INCLUDED: 89A 1473 , 88A-209
87A-1200 , 85A-122

Yours faithfully,

U. Murtagh

for PRINCIPAL OFFICER

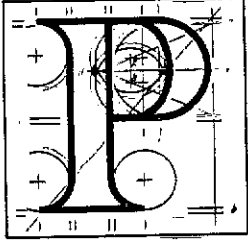
Enc's.

Our Ref: PL 6/5/85972
Your Ref: 91A/418

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14/6

An Bord Pleanála



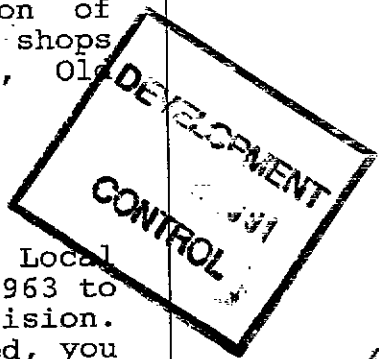
Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

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

Date: 11th June 1991.

12 JUN 91

Planning authority decision re: Demolition of existing building and replacement with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road, 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.

ob5

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.

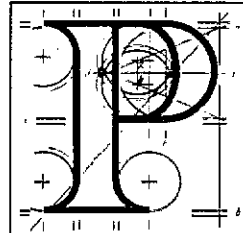
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála

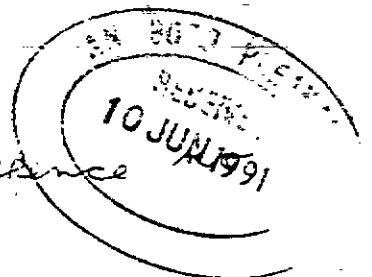


Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

AN BORD PLEANALA 101
Received 10/6/91
Fee £50 Chq.
Receipt No. 823462

101 Inghinné Hill
Blessington Rd.
Dublin 24.
9.6.91.

Dear Mr. Doyle,
Re: Register Reference
91A/418.



We wish to appeal to the decision numbered above on the grounds that it will interfere with our view of the Dublin Mountains. Due to the close proximity of this development to our houses we feel we would be

7

subject to a lot of
disturbances. As Rudder
Broos. (Builders of Virginia
Hughes Estate.) were refused
permission to build 2
two-story houses on this
site, we wonder how
Mr. D. O. Connor can get
planning permission to build
3 shops and offices about
in the middle of our
houses. As it is a two
story building it will

3

over look many gardens
front and back. This
will be a gross
intension. on our part
Having called to many
houses the feeling is the
same as mine, so on
the behalf of some of
the residents of Virginia
Height I write this letter
to you.

Yours faithfully
Beeda Beyon.

PS



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

Anthony F. Deegan & Associates,
11, Main Street,
Rathfarnham,
Dublin 14.

Reg. Ref. 91A-0418

21 May 1991

Re: Proposed to demolish existing buildings and replace
with 3 no. shops with offices over at Tallaght Garden
Centre, Old Blessington Road for D. O'Connor.

I, the undersigned, hereby acknowledge receipt of Notification
of Decision, dated 21 May 1991, in connection with the above.

Signed: _____

On behalf of: (Name) _____
(Address) _____

I hereby certify that the above Notification, dated 21 May 1991,
was handed by me to the above signed today.

SIGNED: Paul Yabin
DATED: 21/5/91

*Dropped in
Letter Box*

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... Anthony F. Deegan & Associates, Decision Order, P/2282/91 - 21.05.1991
 11, Main Street, Number and Date
 Rathfarnham, Register Reference No. 91A-0418
 Dublin 14. Planning Control No.
 Applicant D. O'Connor. Application Received on 22.03.1991
 Floor Area: 324.5 sq. m.

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:-

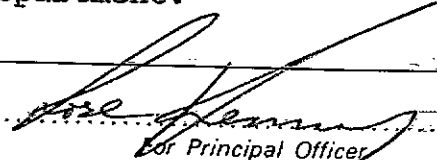
.....to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Road.

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 Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	4. In the interest of health.
5. That the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.	5. To comply with the requirements of the Sanitary Services Department.


(Continued)

Signed on behalf of the Dublin County Council


For Principal Officer

Date. 21st May, 1991.

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
6. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.	6. In the interest of the proper planning and development of the area.
7. That all external finishes be agreed with the Planning Authority prior to the commencement of development.	7. In the interest of visual amenity.
8. That a detailed landscaping scheme be agreed with the Planning Authority prior to the commencement of development on site.	8. In the interest of visual amenity.
9. That the uses of the ground floor units shall be as stated on Drawing No. 3/6/01, dated 22.03.91, by Dublin County Council and any other use shall require planning permission from Dublin County Council.	9. In the interest of the proper planning and development of the area.
10. That the rear boundary of the site shall be where the line of the existing wall is marked on Drawing No. 3/6/01, dated 22.03.91, by Dublin County Council. The area to the north of this existing wall shall be maintained as a grassed open space area.	10. In the interest of the proper planning and development of the area.
11. Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.	11. In the interest of reducing air pollution.
<p>NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.</p>	
(Continued)	

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.

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 Anthony F. Deegan & Associates, Decision Order /2282/91 - 21.05.1991
Number and Date
11, Main Street, Register Reference No. 91A-0418
Rathfarnham, Planning Control No.
Dublin 14. Application Received on 22.03.1991
Applicant D. O'Connor. Floor Area: 324.5 sq. m.

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:-

to demolish existing buildings and replace with 3 no. shops with
offices over at Tallaght Garden Centre, Old Blessington Road.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
(Continued) 12. That a financial contribution in the sum of £1,947 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	12. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Signed on behalf of the Dublin County Council


For Principal Officer

Date 21st May, 1991.

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

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:—
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(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/0418

Date : 25th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolish existing buildings and replace with 3 shops
and offices over

LOCATION : Tallaght Garden Centre, Old Blessington Rd.

APPLICANT : D.O'Connor

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 22nd March 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Anthony Deegan & Assoc.,
11 Main St.
Rathfarnham
Dublin 14.

COMHAIRLE CHONTAE ÁTHA CLIATH

(DUBLIN COUNTY COUNCIL)

PLANNING APPLICATION FORM

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

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 continuance of uses.

2. Postal address of Site or Building TALLAGHT GARDEN CENTRE
 (if none, give description sufficient to identify) OLD BLESSINGTON ROAD TALLAGHT DUBLIN 24

3. Name of applicant (Principal not Agent) D. O'CONNOR ESQ.
 Address C/O 11 MAIN STREET BATHFARNHAM D 14 Tel. No.

4. Name and address of person or firm responsible ANTHONY F. DEEGAN & ASSOC.
 for preparation of drawings 11 MAIN STREET BATHFARNHAM D 14 Tel. No. 907735 / 907934

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

567-87 22/3/91
N 34323

6. Brief description of proposed development TO DEMOLISH EXISTING BUILDING AND CONSTRUCT
3 NO SHOPS WITH OFFICE SPACE OVER

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

CO. DUBLIN permission is being sought to demolish existing buildings and replace with 3 no. shops with offices over at Tallaght Garden Centre, Old Blessington Rd. D. O'Connor

J. Press 8/3/91

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

9. (a) Area of Site 1/2 to 3/4 ACOE APPROX. Sq. m.
 (b) Floor area of proposed development 324.5 Sq. m.
 (c) Floor area of buildings proposed to be retained within site 324.5 Sq. m.

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

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

12. Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:
NOT AT ALL

13. List of documents enclosed with application. 4 COPIES OF DRAWINGS NO 3/6/01, 3/6/02 & 3/6/03
4 COPIES OF LOCATION MAP 4 COPIES OF OUTLINE SPECIFICATION PAGE OF IRISH PRESS 8/3/91

14. Gross floor space of proposed development (See Back) 324.5 Sq. m.
 No. of dwellings proposed (if any) Class(es) of Development 4

Fee Payable £ 567.87 Basis of Calculation 324.5 x 1.75
 If a reduced fee is tendered details of previous payment should be given. PREVIOUS APPLICATION 90A/16.02

Signature of Applicant (or his Agent) Anthony F. Deegan Date 21/3/91

APPLICATION TYPE P. FOR OFFICE USE ONLY

REGISTER REFERENCE 91A/0418 116.4

Amount Received..£

Receipt No. 21-12

DATE

RECEIVED
22 MAR 1991

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. Alternatively, a copy of the notice as erected or fixed on the land or structure as required by article 16 of the permission regulations. 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.
Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of the drawings to a stated scale must be submitted. Each set to include a layout or block plan, location map, and drawings of relevant floor plans, elevations, sections 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 a 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 applicant 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 Co. Council Planning Department, Irish Life Centre, Lr. Abbey St., Dublin 1. Tel. No. 724755.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

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

Cheques etc. should be made payable to: Dublin Co. 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.

[RECEIPT CODE]

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

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

£567.87

Received this 22nd day of March 1991
from Stonebase Services Ltd.

the sum of five hundred and sixty seven Pounds
eighty seven Pence, being fee for
planning application at Tallaght Centre

Noeleen Deane Cashier

S. CAREY
Principal Officer

Class 4

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

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

Issue of this receipt is not an
acknowledgement that the fee
incurred is the prescribed application
fee. N 34323

CASH
CHEQUE
M.O.
B.L.
I.T.

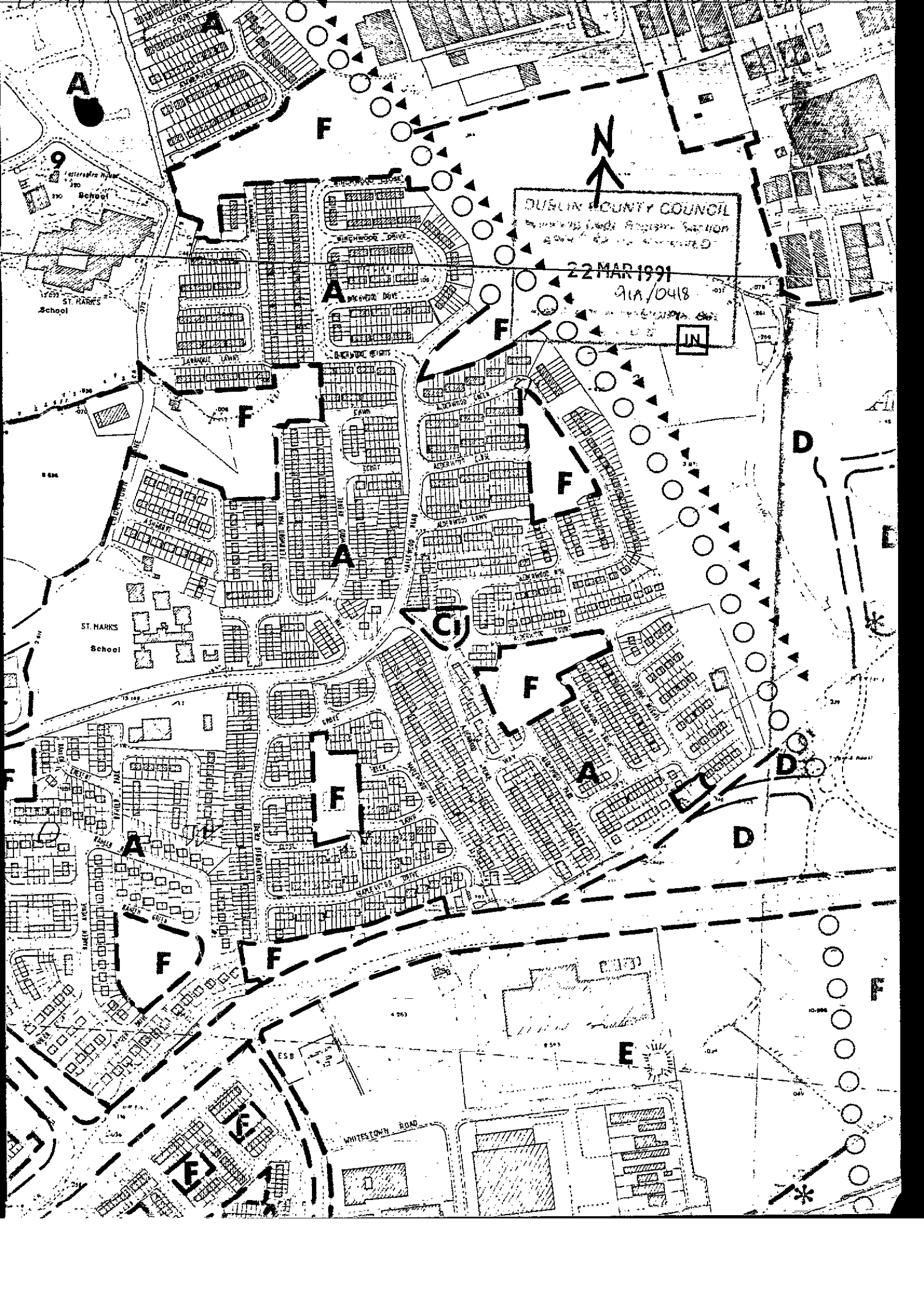
€567.87

Received this 22nd day of March 1991
from E. O'Sullivan Services Ltd.

the sum of five hundred and sixty seven
pounds and eighty seven pence, being
planning application at Tallaght Centre
Garage

Michael O'Sullivan Cashier

S. CAREY
Principal Officer



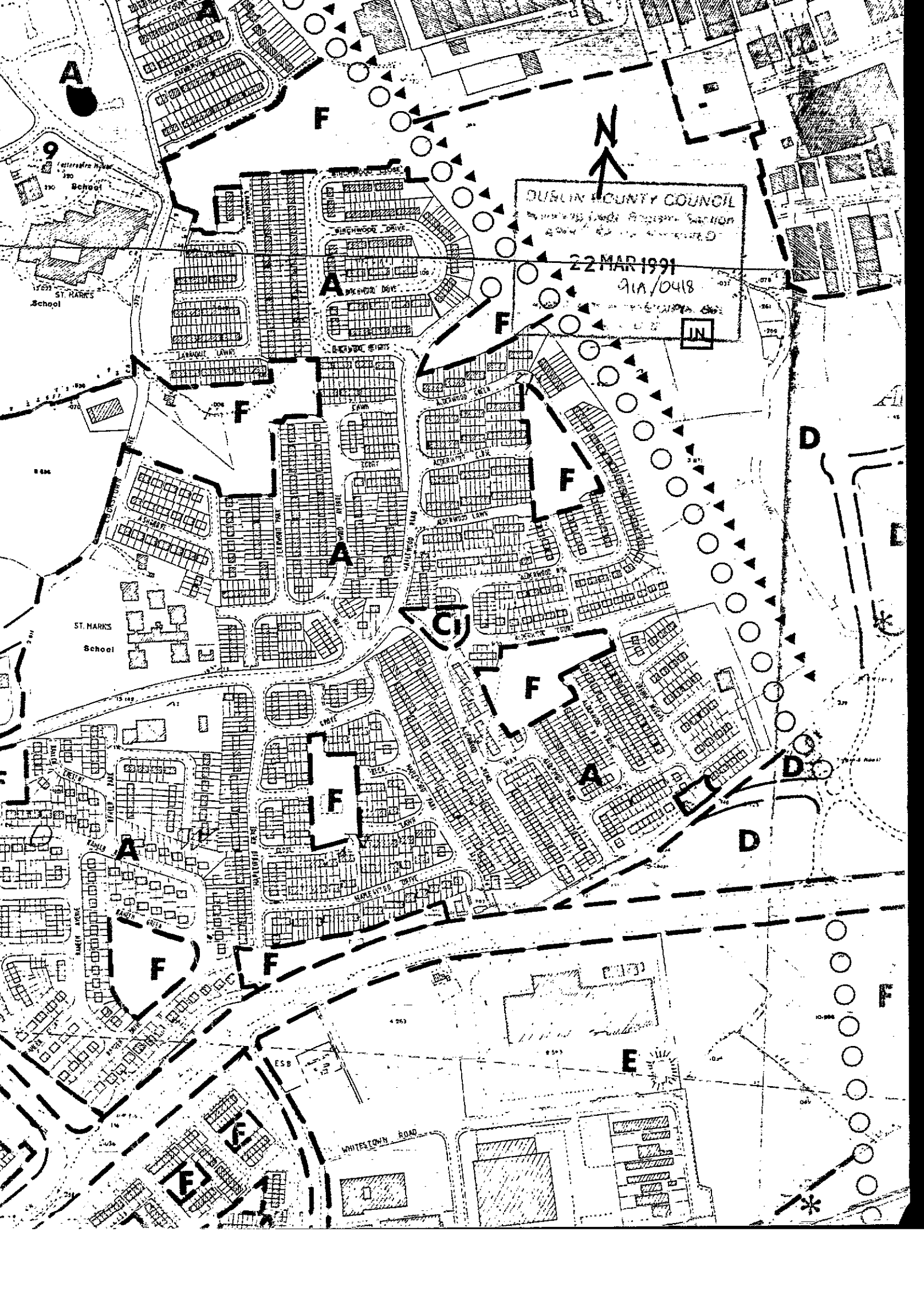
DUBLIN COUNTY COUNCIL
Planning and Zoning Section
22 MAR 1991
91A/0418
[IN]



9
St. Marks School
1769 St. Marks School

ST. MARKS School

WHITETOWN ROAD

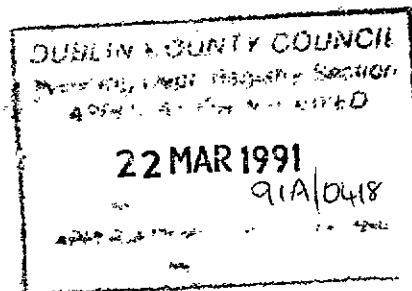


OUTLINE SPECIFICATION

FOR 3 NO SHOPS WITH OFFICES OVER

AT TALLAGHT GARDEN CENTRE

OLD BLESSINGTON ROAD D 24



DEEGAN & ASSOCS.

11 MAIN STREET FATHMANNAM

DUBLIN 14

907755

GENERAL:

The whole of the works to comply with the rules and regulations of the Local Authority. Materials to be of Irish manufacture so far as it is possible, and workmanship to be of the best quality available.

FOUNDATION:

Excavate for foundations to depths and widths as shown or to such further depth as may be necessary to ensure a solid foundation.

Foundations to be of 1:2:4 concrete to the sizes shown. If considered necessary reinforced foundations with 6 lb. steel mesh fabric.

SITE CONCRETE:

The complete area beneath the house shall have 4" of site concrete (1:2:4) Mix on 6" min. hardcore. Hardcore if deeper to be laid in 6" layers.

WALLS:

External walls of the house to be 9" hollow concrete block as shown on drawings.

Internal walls to be to the thickness and dimensions as shown on the drawings built with solid concrete blocks where indicated on ground floor. External walls of garage to be built with 9" hollow concrete blocks. All blocks to be type A or B as appropriate in accordance with I.S.S. 20: 1971.

Rising walls to be bedded and jointed in cement mortar and over d.p.c. level walls to be bedded and jointed in gauged lime mortar.

External walls to be rendered in sand cement and painted. Internally walls to be generally finished with $\frac{1}{2}$ " plaster board dry lining.

D.P.C.

Damp-proof course shall be 3 ply heavy quality hessian with bitumen coating lapped min. of 6" at joints and corners and laid full width on wall.

Provide D.P.C. in rising walls at least 6" over finished ground level and under and behind all sills and vertically at all jambs in cavity walls. D.P.C. to be placed over all lintols in external walls and through all chimney stacks.

LINTOLS:

To be prestressed or precast concrete as indicated. Where precast the lintols shall be 9" deep by width of wall, and for opens up to 4'0" wide they shall be reinforced with $\frac{1}{2}$ " steel bars for every 4" of width; over 4" and up to 7'0" the bars shall be $\frac{3}{4}$ " for every 4" of width. Precast lintols shall be "Spanlite" or other equal or approved.

- FLUES; Flues shall be lined with clay flue liners minimum diameter 8" and surround in weak concrete.
- TIMBER: Timber for carpentry work to be white deal while timber for joinery work shall be red deal or selected pine as may be indicated. All timber shall be treated with preservative. All rough timber where built into or in concrete with the structure shall be treated with Cuprionol green preservative. Joinery work shall be treated with Sadolins PX 65 clear timber preservative in accordance with manufacture's instructions.
- FLOORS: Ground floor to be 6" concrete on polythene on 6" hardcore or otherwise indicated on drawings.
- Upper floors to 1" nominal t. & g. boarding on 7" x 2" joists at 16" centres with solid bridging at 6'0" maximum centres or otherwise indicated on drawings.
- ROOF: Pitched roofs shall be generally at 33° pitch or as otherwise indicated and consist of 4½" x 1½" rafters at 14" centres on 7" x 2" purlins and 3" x 2" wall plate with 4½" x 1½" collars to every third rafter. Ceiling rafters shall be 4½" x 1½" centres. Hip rafters and valley rafters shall be 7" x 1½" and the ridge piece shall be 7½" x ½". Roofing tiles shall be selected concrete tiles on 2" x 1" battens. Ridge tiles shall match or as per drawings.
- Flat roof to be covered with 3 layers roofing felt on 1" prefelted chipboard on furring with 1 in 80 fall on 7" x 1½". Solid bridging to be as for floors or otherwise indicated on drawings.
- CEILINGS: Ceiling to be slabbed with plasterboard and finished with aertex.
- PARTITIONS: Stud partitions to be 3" x 2" thick as indicated and formed with 2" studs at 16" centres on 2" cill piece and 2" head and having noggins at 3'0" intervals and staggered. Partitions to be slabbed with 3/8" plasterboard drylining.
- STAIRCASE: Staircase to be to detail.
- WINDOWS: To be timber framed G.W.I. type windows where indicated otherwise to be to detail.

DOORS

Main entrance door to be panelled door to detail. Other external doors to be glazed door or timber sheated as indicated.

Patio doors to be framed and glazed to detail.

Internal doors plus all locks and door furniture to be selected by Architect.

KITCHEN UNITS:

The Kitchen layout and units to be to specialist's detail.

CUPBOARDS ETC.

All built-in-units - cupboards etc. shall be to detail.

INSULATION:

House shall be insulated to conform with Local Government requirements. Storage tank and pipe work in roof space shall be insulated with preformed expanded polystyrene.

D.P.Cs

All flushings to chimneys flat roofs etc. to be lead, sheet aluminium or copper as selected.

VENTS:

Wall vents to be 9" x 9" louvred aluminium with selected P.V.C. louvres internally. Floor vents to be 9" x 4" louvred aluminium.

DRAINAGE:

Drainpipes, gullies and fittings shall be heavy duty P.V.C.

Surface water to be disposed of to separate surface water drain on site.

Foul drains to be connected to common foul drain and thence to public sewer.

Manholes shall be constructed with 9" concrete slab bottom (1:4 conc.) and have 9" solid blockwork walls rendered internally with 3:1 sand cement plaster and have $\frac{1}{2}$ round channell with appropriate branches and be haunched up in sand cement on each side. Covers shall be galvanised cast iron with single seal.

RAINWATER PIPES:

Gutters to be 5" half round P.V.C. gutters with 3" downpipes fixed clear of wall face.

PIPING

Generally cold water service pipes shall be Wavin while hot water service pipes shall be half hard light gauge copper tubing to BS 2871 Part 1 with compressions joints.

Take $\frac{1}{2}$ " connection from water main crossing site and connect to rising main.

Rising main to be $\frac{1}{2}$ " (with stopcock above ground floor level) connected to 100 gallon galvanised cistern in roof space and servicing kitchen sink with $\frac{1}{2}$ " branch to cold tap. From tank $\frac{3}{4}$ " cold water service pipe connects to bath, and 30 gal. copper cylinder with $\frac{1}{2}$ " branches to w.c. and w.h.b. The last 6'0" of the connection to the cylinder shall be in copper. From cylinder take 2" expansion pipe to discharge over storage cistern with $\frac{3}{4}$ " feed to bath and $\frac{1}{2}$ " branches to w.h.b. and sink. Cistern to be $\frac{3}{4}$ " overflow pipe and cylinder to be heated with dual electric immersion.

Stopcock to be placed on all pipes serving bathroom and kitchen to allow isolation of either group of fittings.

Soil and waste drainage to be a two pipe system as shown on drawings. Pipes and fittings to be P.V.C. jointed and fixed in accordance with manufacturers instructions.

SANITARY WARE:

Kitchen sink and drainer to be stainless steel with c.p. pillar cocks. W.C. suites and w.h.b.'s shall be vitreous china with c.p. fittings. Showers to be cabinet type with o.p. fittings. Baths to be vitreous enamel with o.p. fittings.

GLASS

Generally glass shall be clear sheet glass with selected obscure glass to bathrooms and toilets.

DECORATION:

External wall surfaces shall be painted with exterior grade emulsion paint.

Internally walls shall be wallpapered in living rooms and bedrooms with oil paint on walls of bathrooms and kitchens.

Doors and windows shall be painted inside and out with oil paint.

HEATING:

To be selected by Architect.