

REF. NO.: 91A/0438

CERTIFICATE NO.: 14386 B

PROPOSAL: - Exit

LOCATION: The Quacoas West Public House, Greenhills Road, Tallaght

APPLICANT: P. Lynch

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Afts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 500 M ² Min. £100					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

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

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

91A/0438

CERTIFICATE NO:

24704

PROPERTY LOCATION APPLICANT

New Exit

The Cuckoo Public House, Greenhills Rd, Tallaght

P. Lynch

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	PMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	€52					
	€16					
	€515 per m ² in excess of 300m ² area.					
	€11.75 per m ² of area					
	€225 per m ² of area					
	€150 per m ² of area					
	€100 per m ² of area					
	€75 per m ² of area					
	€50 per m ² of area					
	€25 per m ² of area					
	€12.5 per m ² of area					
	€6.25 per m ² of area					
	€3.125 per m ² of area					
	€1.56 per m ² of area					
	€0.78 per m ² of area					
	€0.39 per m ² of area					
	€0.195 per m ² of area					
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	€0.04875 per m ² of area					
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	€0.0121875 per m ² of area					
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LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ / -
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2091/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0438

Date Received : 26th March 1991

Correspondence : J. Stack Associates
Name and : 84 South Park,
Address : Foxrock,
Dublin 18.

Development : New exit from lounge bar

Location : The Cuckoo's Nest, Greenhills Rd. Tallaght

Applicant : Peadar Lynch

App. Type : Permission

Zoning :

CCM.	
Standards	nil
Roads	no add
S. Serv	services
Open Space	
Other	
SECURITY	
Bond / C.I.F.	
Cash	

MD/BB

Report of Dublin Planning Officer dated 8th May, 1991.

This application is for PERMISSION for new exit from lounge bar at The Cuckoo's Nest, Public House, Greenhills Road, Tallaght for Peadar Lynch.

The exit is onto the Greenhills Road footpath. In pre-application discussions it was stated that this door was required in order to meet the requirements of the Fire Officer for the premises.

By Decision Order P/3119/88 Reg. Ref. 88A/902 planning permission was granted for a small extension of 82.3 sq. metres to the Cuckoo's Nest.

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

5) conditions:-

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0438

Page No: 0002

Location: The Cuckoo's Nest, Greenhills Rd. Tallaght

development.

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

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

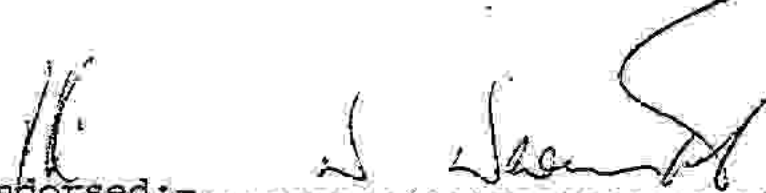
REASON: In the interest of the proper planning and development of the area.

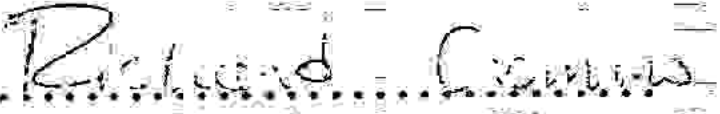
04 That the colour used in the frame work of the door shall harmonise in colour with the existing premises.

REASON: In the interest of visual amenity.

05 That the use of this exit shall be confined only to that of an emergency exit for fire purposes.

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

Endorsed: 
for Principal officer


for Dublin Planning officer

10 5 91

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 (5) conditions set out above is hereby made.

Dated : 15 May 1991 
ASSISTANT CITY AND COUNTY MANAGER

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



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

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

Decision Order Number : P/ 2091 /91 Date of Decision : 15th May 1991

Register Reference : 91A/0438 Date Received : 26th March 1991

Applicant : Peadar Lynch

Development : New exit from lounge bar

Location : The Cuckoo's Nest, Greenhills Rd. Tallaght

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to GRANT PERMISSION in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ⁵.....ATTACHED.

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

Date: 11.5.91.....

J. Stack Associates
84 South Park,
Foxrock,
Dublin 18.

NOTES

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

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

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

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

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

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

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

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

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

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

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

Reg.Ref. 91A/0438
Decision Order No. P/ 2091 /91
Page No: 0002



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

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

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.

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

02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.

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

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

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

04 That the colour used in the frame work of the door shall harmonise in colour with the existing premises.

REASON: In the interest of visual amenity.

05 That the use of this exit shall be confined only to that of an emergency exit for fire purposes.

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

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

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

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/0438

Date : 27th March 1991

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

Dear Sir/Madam,

DEVELOPMENT : New exit from lounge bar
LOCATION : The Cuckoo's Nest, Greenhills Rd. Tallaght
APPLICANT : Peadar Lynch
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 26th March 1991.

Yours faithfully,

PRINCIPAL OFFICER

J. Stack Associates
84 South Park,
Foxrock,
Dublin 18.



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

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

2. Postal address of site or building The Cuckoo's Nest Public House **BYE LAW APPLIED**
 (If none, give description sufficient to identify) Greenhills Road, Tallaght, Dublin **REC. NO. 170 N34658**

3. Name of applicant (Principal not Agent) MR. PEADER LYNCH
 Address The Cuckoo's Nest, Greenhills Road, Tallaght Tel. No. 515061

4. Name and address of J. STACK ASSOCIATES ARCHITECTS
 person or firm responsible for preparation of drawings 84, SOUTH PARK FOXROCK DUBLIN 18 Tel. No. 894857

5. Name and address to which J. STACK ASSOCIATES
 notifications should be sent 84, SOUTH PARK, FOXROCK, DUBLIN 18

6. Brief description of
 proposed development NEW EXIT FROM LOUNGE BAR.

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-
 (a) Present use of each floor or use when last used. PUBLIC BAR - G. FLOOR. / STORAGE FIRST F. + BASEM.
 (b) Proposed use of each floor AS ABOVE **2 Plans 15/3/91**

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

11. (a) Area of Site 4.33 Acres Sq. m.
 (b) Floor area of proposed development NOT APPLICABLE - NO ADDITION Sq. m.
 (c) Floor area of buildings proposed to be retained within site 1293 Sq. m.

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

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

CO. DUBLIN Permission is being sought for new exit from lounge bar at The Cuckoo's Nest, Greenhills Road, Tallaght. Peader Lynch.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
AS PER R.I.A.I. Directive

15. List of documents enclosed with application.
4 copies of Drawings Nos. 104 L 91 and 105 L 91 **410 2613**

16. Gross floor space of proposed development (See back) N 34362 Sq. m.

No of dwellings proposed (if any) Classes) of Development
 Fee Payable € 110 Basis of Calculation PLANNING FEE + 170 BYE LAWS
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) J. Stack Date 22nd March 1991

Application Type P/DBL FOR OFFICE USE ONLY
 Register Reference 91A/0438
 Amount Received € 1.80
 Receipt No
 Date

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

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

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 34658

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

£ 70.00

Received this 21st day of March 1991

from J. Stock
24 Smith Park
Foxrock

the sum of seventy Pounds

bye-law application at Greenhills Rd
Pence, being ten

M. Deane Cashier

S. CAREY
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY **DUBLIN COUNTY COUNCIL**

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

CASH

CHEQUE

M.O.

B.L.

I.T.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N^o 34362

£40.00

Received this 26th day of March 1991

from T. Stack
84 South Park,
Foxrock

the sum of forty Pounds

plus application at Greenhill's Rd

Deane Cashier S. CAREY Principal Officer
Class 11