

91A/0792

CERTIFICATE NO:

PROPOSAL: Bureau, Shops + Office
4 Tower Road, Clondara
APPLICANT: L. Shine

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	2E32					
	2E16					
	193.0m		337.75	337.75		

40 paid re: demolition
of house 11/7/91
N44154

J. Young DTC 22/5/91

[Signature]

Grade: 8.0 Date: 21/5/91

Plans 2, 3, 4, 5, 6 & 7 Enclosed. Signed: _____ Date: _____

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/792

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 2078 FT²

MEASURED BY:

CHECKED BY:

J.Y.
29/5/91

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

2078

1000 @ 7.50

= 1558.50

1559.

DEVELOPMENT CONTROL ASSISTANT GRADE

Barbara

£9000

Per heads report
reported
dated 10/6/91

Change 1
to 4200
By NRP J 29/7/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
25.07.91
9.30

Mall Humphries

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/0792

Date : 17th May 1991

Development : Shop and office development

LOCATION : 4 Tower Road, Clondalkin

Applicant : L. Shine

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 16th May 1991

DUBLIN COUNTY COUNCIL
27 JUN 1991
ENVIRONMENTAL HEALTH
OFFICERS

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 16th May 1991.

Yours faithfully,

PRINCIPAL OFFICER

*Endorsed
97a Dev. no
for John O'Leary
22/7/91
SEHO*

I have no objections to this proposal *SEHO 19/7/91* providing that
1 the waste from the foul drainage system and the surface water system run out to the main system through the kereway adjacent the premises instead of under the premises itself.

2 Drinking water points must be provided in each shop and office, directly from the rising main.

3 If food is stored, manufactured or sold from the premises the Food Hygiene Regs 1980-89 must be complied with.

4 The Health Safety & Welfare at Work Act 1989 must be complied with.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0792

Date Received : 16th May 1991

Correspondence : P.M. Ging, Architect,
Name and : "Laureston",
Address : Monastery Road,
Clondalkin,
Dublin 22

Development : Demolition of house and shop and office development

Location : 4 Tower Road, Clondalkin

Applicant : L. Shine

App. Type : Permission

Zoning : C

CONTRIBUTION:	
Standard:	1559
Roads:	7200
S. Servs:	
Open Space:	
Other:	
SECURITY:	
Bond/C.I.F.:	
Cash:	

(MG/DK)

Report of the Dublin Planning Officer dated 26th July, 1991.

This is an application for planning permission for a shop and office development at 4, Tower Road, Clondalkin for L. Shine.

The proposed site is located close to the junction of Tower Road and Main Street in the centre of Clondalkin village. It is zoned 'C', the objective of which is "to protect, provide for and/or improve town/local centre facilities" in the Dublin County Development Plan 1983.

The proposed site adjoins commercial premises 'Dolcan House' to the south. It adjoins an existing yard/laneway to the north and east. There are a number of additional commercial premises further to the north on Tower Road.

There is one existing building on the site - a two storey house with a single storey annex to the rear. According to the applicants this house is c. 150 years old and has been in residential use. However, the occupant has recently decided to move elsewhere. There is a small overgrown garden to the rear. This is surrounded to the side and rear by stone walls. The southern boundary comprises the side elevation of the existing building on the adjoining site, 'Dolcan House'. The front (2 storey portion of this building extends to within c. 2.5 to 3 metres from the rear of the site). The remainder of this site boundary comprises a high wall which surrounds the single storey extension to the rear of Dolcan House.

The proposed development involves the construction of a two storey building of floor area 193 sq. m. This is to comprise 2 no. shop units at ground floor level with office accommodation overhead.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0792

Page No: 0002

Location: 4 Tower Road, Clondalkin

The proposed development clearly involves the demolition of the existing dwelling on the site. However, no mention was made of this in the newspaper advertisement lodged. According to the applicants this existing house is 150 years old and in poor condition.

Lodged plans identify a pitched roof 2 storey building in a traditional style. The front facade is to have a painted hardwood shopfront. Elevations submitted identify a fascia board running the length of the building. It is considered that this should be broken up to provide two separate individual fascia signs. Lodged plans identify a brick finish to the first floor to the front and side (north) elevations. Fenestration is to have a vertical emphasis with hardwood sliding sash windows to the front elevation.

Roads Department report states that no parking has been provided for in the development and that the proposed development will increase demand for parking in the area. Report recommends the applicants be required to make contributions towards traffic management in the Clondalkin area. Discussed the Roads Contribution with T. Brack & we agreed that 9 spaces would be required @ £500 per space. This is the highest previously charged in Clondalkin. Sanitary Services report notes services available.

The proposed development involves a level of site coverage of c. 86%. This is in excess of the 60% normally permitted in areas zoned C. In this instance it is considered acceptable. No access is available to the site to provide for off street car parking. In addition, the proposed development is unlikely to adversely affect the amenities of adjoining property owners. It adjoins an open area comprising a laneway/yard in the side (north) and rear. There are existing buildings mainly two storey along the southern boundary.

The proposed development involves a high standard of design and finish and is considered to be acceptable.

The applicant submitted a revised newspaper notice on 09.07.91 which referred to the fact that planning permission is sought for the demolition of the existing building. (A time extension was also granted to 30.07.91).

The proposed development involves a high standard of design and finish and is considered acceptable.

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

(1) conditions:-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0792

Page No: 0003

Location: 4 Tower Road, Clondalkin

CONDITIONS / REASONS

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

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

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

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

03 That a financial contribution in the sum of £ 1559 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

04 That a financial contribution in the sum of ~~£7,200.00~~ ^{£7,200} be paid by the proposer to the Dublin County Council towards the cost of traffic management improvements in the Clondalkin area which will facilitate this development. This contribution to be paid prior to the commencement of development on site.

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

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

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

06 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

07 That the requirements of the supervising Environmental Health Officer be

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0792

Page No: 0004

Location: 4 Tower Road, Clondalkin

ascertained and strictly adhered to in the development.

REASON: In the interest of health.

08 That adequate provision be made for the disposal of litter outside the premises. Details to be agreed in writing with the Planning Authority prior to the commencement of development.

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

09 That the proposed fascia sign be broken up by the use of brackets to provide for two individual fascia signs for the proposed shop units.

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

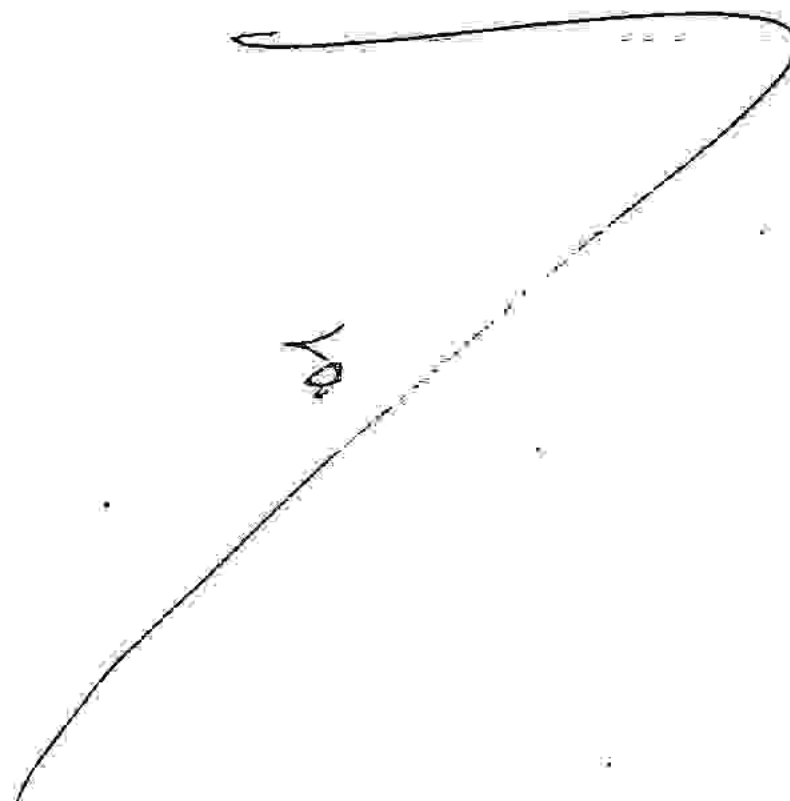
10 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.

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

11 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

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.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0792

Page No: 0005

Location: 4 Tower Road, Clondalkin

5

Endorsed: *[Signature]*
for Principal officer

[Signature]
for Dublin Planning officer

N^o 6

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 (//) conditions set out above is hereby made.

Dated : 29 July 1991 *[Signature]*
ASSISTANT CITY AND COUNTY MANAGER

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Order No. 175123/91

Record of Executive Business and Manager's Orders

Permission for demolition of house and shop and office development at 4 Tower Road, Clondalkin for L. Shine.

P. M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref. 91A/0792
Appl. Rec'd: 16.05.1991
Time Ext. let. rec'd: 09.07.1991
Time Ext. up to: 30.07.1991

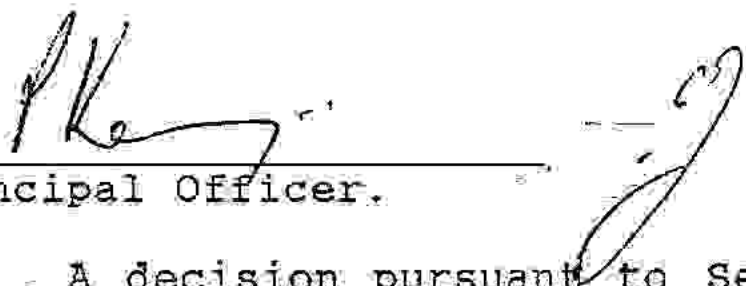
Report of the Dublin Planning Officer, dated 11 July 1991

This is an application for shop and office development at 4 Tower Road, Clondalkin.

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of subsection (4A) of Section 26, up to and including 30th July, 1991.

I recommend that the period to be extended accordingly.

Reason: To facilitate full consideration of the application.



For Principal Officer.

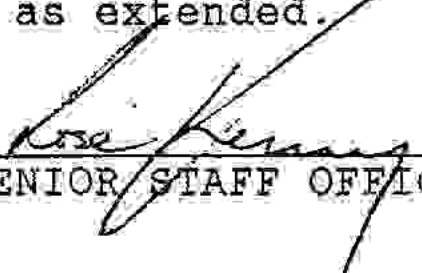
Order: A decision pursuant to Section 26(4A) to extend the period for considering the application as recommended is hereby made.

Dated: 11 July, 1991.


Assistant City & County Manager

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8th July, 1991.

NOTE: I have checked that the necessary entry has been made recording details of the period as extended.


SENIOR STAFF OFFICER.

SS + CMO

had
27/6
@

① M.G.

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/0792

Date : 17th May 1991

Development : Shop and office development

LOCATION : 4 Tower Road, Clondalkin

Applicant : L. Shine

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 16th May 1991

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

Date received in Sanitary Services

DUBLIN CO. COUNCIL
28 MAY 1991
SAN SERVICES

DUBLIN CO. CO.
SANITARY SERVICES
26 JUN 1991
Returned. GJ

FOUL SEWER

Available - existing system.

SURFACE WATER

Available - existing system.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28.06.91
Time 9.10

J. P. Hill 19/6/91

J.P.
21/6/91

Register Reference : 91A/0792

Date : 17th May 1991

ENDORSED _____ DATE _____

WATER SUPPLY... Available for zone one 24 hours
Storage to be provided.

[Signature]
30/5/91

ENDORSED ~~_____~~ DATE 21/6/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 28.06.91
Time 9.10

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0792.

DEVELOPMENT: Shop and office development.

LOCATION: 4, Tower Road, Clondalkin.

APPLICANT: L. Shine.

DATE LODGED: 16.5.91.

The proposal will increase demand for parking in the area. No parking has been provided in the plans.

If permission is granted it should be subject to applicant to make a contribution of £9,000.00 towards traffic management improvements in Clondalkin which facilitate the development.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 24.06.91
 Time 3.30

TR/BMcC
18.6.91.

SIGNED: *Irene Ryan*
 DATE: 18/6/91

ENDORSED: *C.P. [Signature]*
 DATE: 18/6/91

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

22nd November, 1991

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

LOCATION: 4 Tower Road, Clondalkin
PROPOSED DEVELOPMENT: Demolition of house & shop and office development
APPLICANT: L. Shina
PLANNING REG. REF.: 91A/0792
DATE OF RECEIPT OF SUBMISSION: 18th November, 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions

Mise, le meas

A. Smith

PRINCIPAL OFFICER

P.M. Ging, Architect,
Laureston,
Monastery Road,
Clondalkin,
Dublin 22

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI

12 November 1991

Development at 4 Tower Road, Clondalkin
Reg. Ref. No. 91A / 0792

91A/792
L.O.O
Conf

Dear Sirs

Further to Condition 8 of the Planning Permission,
we propose fitting a steel litter bin on the
pavement opposite the Shop door and trust that
this will be satisfactory.

Yours faithfully



Peter Ging

18 NOV 91

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 **P.M. Ging, Architect,** Decision Order **P/3123/91 29.07.91**
Number and Date
"Laureston", Monastery Rd., Register Reference No. **91A/0792**
Clondalkin, Planning Control No.
Dublin 22. Application Received on **16.05.91**
Applicant **L. Shine.**

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/

Demolition of house and shop and office development at 4 Tower Road, Clondalkin.

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 a financial contribution in the sum of £1,559.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	3. 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.


Over

Signed on behalf of the Dublin County Council


For Principal Officer

Date **29 July 1991**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>4. That a financial contribution in the sum of £7,200.00 be paid by the proposer to the Dublin County Council towards the cost of traffic management improvements in the Clondalkin area which will facilitate this development. This contribution to be paid prior to the commencement of development on site.</p> <p>5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>6. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>7. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p> <p>8. That adequate provision be made for the disposal of litter outside the premises. Details to be agreed in writing with the Planning Authority prior to the commencement of development.</p>	<p>4. In the interest of the proper planning and development of the area.</p> <p>5. In order to comply with the Sanitary Services Acts 1878-1964.</p> <p>6. In the interest of safety and the avoidance of fire hazard.</p> <p>7. In the interest of health.</p> <p>8. In the interest of the proper planning and development of the area.</p>
<p>9. That the proposed fascia sign be broken up by the use of brackets to provide for two individual fascia signs for the proposed shop units.</p> <p>10. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.</p> <p>Over</p>	<p>9. In the interest of the proper planning and development of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p> 

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/~~Approval~~

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

To **P.M. Ging, Architect,** - Decision Order **P/3123/91 29.07.91**
- Number and Date
"Laureston", Monastery Rd., - Register Reference No. **91A/0792**
Clondalkin, - Planning Control No.
Dublin 22. - Application Received on **16.05.91**
Applicant **L. Shine.**

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/~~Approval~~ for:-

Demolition of house and shop and office development at 4 Tower Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>11. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <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>	<p>11. To protect the amenities of the area.</p>

Signed on behalf of the Dublin County Council


For Principal Officer

29 July 1991

Date

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:—
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.

P. M. Ging Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref. 91A-0792

11 July 1991

Re: Proposed demolition of houses and shop and office development at
4, Tower Road, Clondalkin for L. Shine.

Dear Sir/Madam,

With reference to your planning application received here on 16th May, 1991, (letter for extension period received 9th July, 1991), in connection with the above, I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and Development) Act, 1963, as amended by Section 39(F) of the Local Government (Planning and Development) Act, 1976, the period for considering this application within the meaning of subsection (4A) of Section 26 has been extended up to and including 30th July, 1991.

Yours faithfully,


for Principal Officer.

2882880

Dublin County Council
Planning Dept.

9.7.91

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M GING Dip Arch MRIAI

Shop and Office Development at 4 Tower Rd.
Clondalkin for L. Shine
Reg. Ref. No. 91A/0792

Dear Sirs,

Further to my discussion yesterday with
Mr. Noel Prendergast, I now enclose a
revised newspaper notice, published
today, 9.7.91.

I wish to request an extension of time
on the application until 30.7.91.

Yours Faithfully.

09 JUL 91

Encl: newspaper notice.

Irish Press 9/7/91

CD DUBLIN Permission
sought for demolition of
house and shop and office
development at 4 Tower
Road, Clondalkin for L.
Shine.

91A/0792
I.O.O. adv
M.A.

COMHAIRLE CHONTAE ÁTHA CLIATH

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

Issue of this receipt is not an
Balance
entered in the
N 44154

CASH
CHEQUE
M.O.
O.I.
P.T.

£ 40.00

Received this 11th day of July 1991

from Peter Gung
Lareston, Monastery road, Clonsilla

the sum of 40/- Pounds

being the balance of
see on 910/792

Michael O'Han
Cashier

S. CAREY
Principal Officer
Class 4
R2411C

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/0792

Date : 17th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Shop and office development
LOCATION : 4 Tower Road, Clondalkin
APPLICANT : L. Shine
APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 16th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22



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 4 TOWER RD. CLONDALKIN, DUBLIN 22.
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) MR. LARRY SHINE.
Address DOLCAN HOUSE, 80 TOWER RD. CLONDALKIN Tel. No. 573100

4. Name and address of P. M. GING ARCHITECT,
person or firm responsible "LAURESTON" MONASTERY RD
for preparation of drawings CLONDALKIN DUBLIN 22 Tel. No. 592149

5. Name and address to which P. M. GING ABOVE **BYE LAW APPLICATION**
notifications should be sent **BB: 1675-50**

6. Brief description of proposed development TWO STORY BUILDING OF SHOPS and OFFICE. N 3980

7. Method of drainage PUBLIC SEWER B. Source of Water Supply PUBLIC 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.....

(b) Proposed use of each floor.....

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? YES

11.(a) Area of Site 337.75 17/5 174 Sq. m.
(b) Floor area of proposed development 193 Sq. m.
(c) Floor area of buildings proposed to be retained within site 145 Sq. m.

Insid
her
8/5/91

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

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

CO DUBLIN
Permission sought for shop and office development at 4 Tower Road, Clondalkin for L. Shine.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:

15.List of documents enclosed with application. COVERING LETTER, 4 COPIES OF SITE LOCATION MAP, DRAWING 2015 and ENGINEER'S DRAWING, CALCULATIONS and SPECIFICATIONS. ALSO NEWSPAPER NOTICE COURSE

16.Gross floor space of proposed development (See back) 193 Sq. m.

No of dwellings proposed (if any) Class(es) of Development

Fee Payable £ 1,013-25 Basis of Calculation 193 x (1.75 + 3.50) 5.25
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) NW/In Date 9 MAY 91

Application Type P/BBL

Register Reference 91A/0792

Amount Received £

Receipt No 17-16

Date

FOR OFFICE USE ONLY 16/5

2.12.4.4

RECEIVED
16 MAY 1990
REG. SEC.

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 39845

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

£ 337.75

Received this

17th

day of

May

1991

from

L. Jones

80 Tower Road

Clondalkin

the sum of

three hundred

thirty seven

Pounds

seventy five

Pence being

00 for

planning application at 4 Tower Rd.

Clondalkin

Clondalkin

Noel Deane

Cashier

S. CAREY
Principal Officer

Am 4

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
16 MAY 1991
91A/0792

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P.M.Ging Dip Arch MRIAI

6 May 1991

Proposed development at 4 Tower Road, Clondalkin

Dear Sirs

Further to my recent discussion with the Planning Officer, Ms Mary Galvin, I now enclose a Planning and Bye Law application.

The house is about a hundred and fifty years old and in poor condition. It is the last house in this terrace remaining in residential use but in recent years it has become isolated from other houses and the present occupant, Ms Evie Archibold, has decided to move to a nearby estate.

The new building has been designed to keep the village character of the area and relate well to the adjoining buildings.

Because of the small area, it is necessary to use almost all the site in order to fit in two shops of a reasonable minimum size (470 sq.ft.). However, the building adjoins a lane and car park at the side and rear as well as the road frontage.

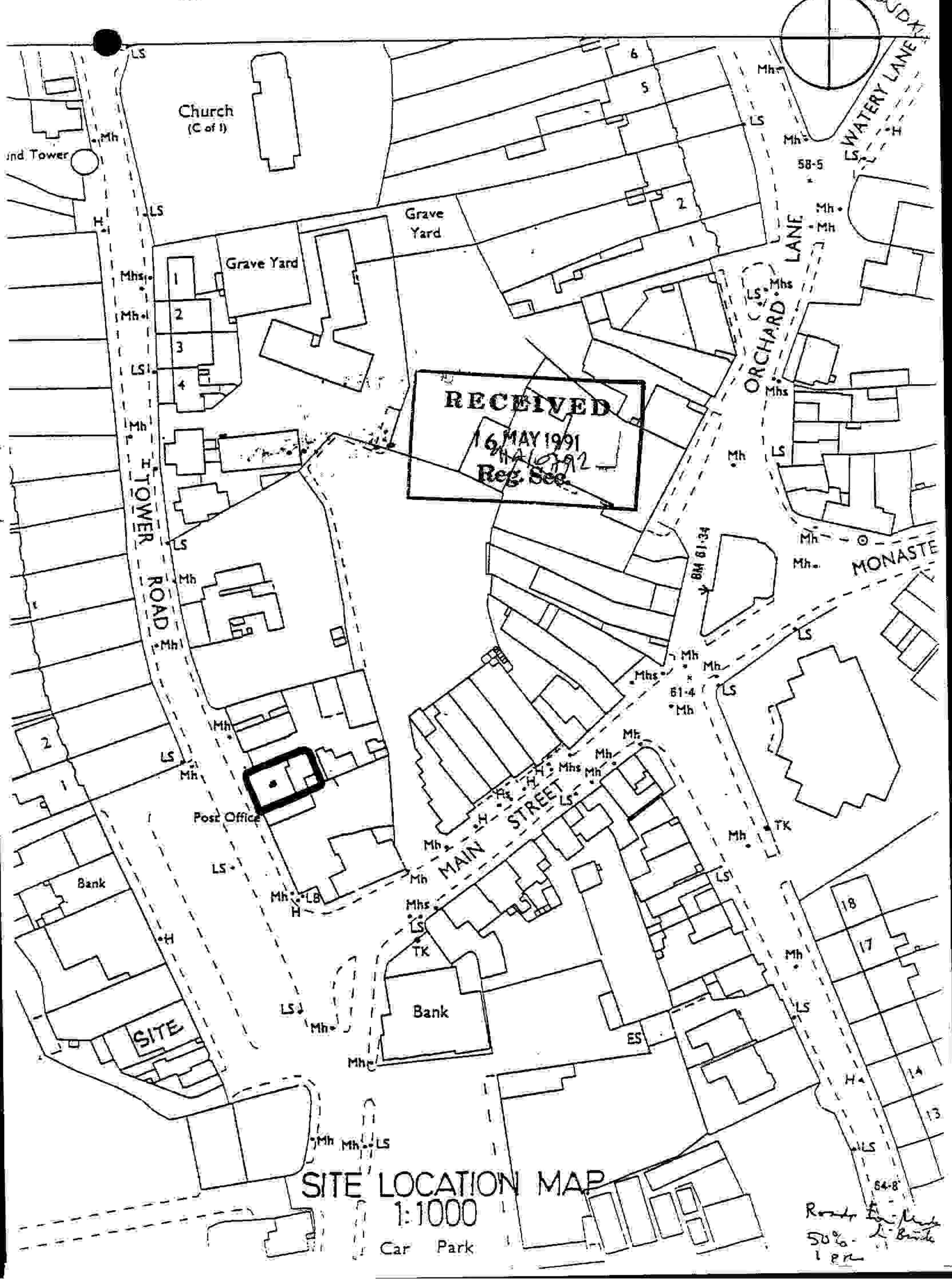
Similarly, because of the small area of the site there is no space for car parking. (However because of the very busy traffic on Tower Road it would not be practical to have another exit.) The applicant, Mr Shine, would be willing to contribute towards the traffic management in the village instead.

I trust the information submitted is satisfactory but let me know if anything further is required.

Yours faithfully


Peter Ging

Encls



RECEIVED
 16 MAY 1991
 MALDEN
 Reg. Sec.

SITE LOCATION MAP
 1:1000
 Car Park

Roads to be
 50% L. Bricks
 1 PR

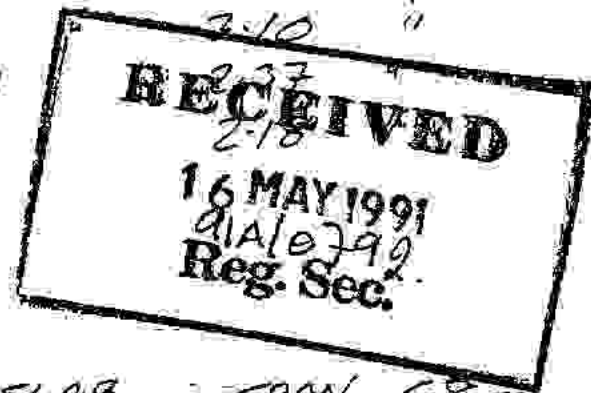
PREMISES AT CLONDALKIN MT L SHINE	Date May '91	Sheet No. 7
-----------------------------------	-----------------	----------------

CHARACTERISTIC LOADS:

ROOF: prefab trussed roof take $G_k = 1.0 \text{ kN/m}^2$ on plan
superimposed load (30°) 0.75 kN/m^2

FIRST FLOOR: 75 soiled on 150 pc slabs $1.80 + 2.74 = 4.54 \text{ kN/m}^2$
superimposed loading 5.0 kN/m^2 to include for partitions

WALLS: 215 solid block rendered one side 4.85 kN/m^2
215 hollow " " " " 2.10 "
100 block rendered one side
100 facing brick



FIRST FLOOR

BEAM SUPPORTING PARTY WALL + FLOOR SLAB SPAN 6.8 m

area of wall supported = $2.5 \times 6.8 + 6.8 \times 0.5 = 3.93 = 30.36 \text{ m}^2$

take as udl = $30.36 \times 4.85 / 6.8 = 21.66 \text{ kN/m}$

area of floor supported = $2.0 \text{ m}^2/\text{m}$ (conservative) $G_k = 8.28 \text{ kN/m}$ $Q_k = 10.0 \text{ kN/m}$

$M = 39.94 \times 6.8^2 / 8 = 230.85 \text{ kNm}$

full restraint from slab $Z_{reqd} = 1399 \text{ cm}^3$

USE $457 \times 191 \text{ UB } 74$ $Z = 1458 \text{ cm}^3$

BEAM AT FRONT WALL

load from roof = $3.4 \times (1.0 + 0.75) = 5.95 \text{ kN/m}$

front wall: 225 block 2.6 high $2.6 \times 4.85 = 12.61$
100 brick 3.0 " $2.18 \times 3 = 6.54$
 19.15 kN/m

span is 3.6 (max)

$M = 25.1 \times 3.6^2 / 8 = 40.67 \text{ kNm}$ $Z_{reqd} = 246 \text{ cm}^3$

USE $254 \times 146 \text{ UB } 31$ $Z = 352$

THIS BEAM REDESIGNED IN RC LATER

ROOF:

BEAM AT MID ROOF TO CARRY TRUSSES SPAN = 8 m

$M = 6.8 \times 1.75 \times 8^2 / 8 = 95.2 \text{ kNm}$

try $254 \times 254 \text{ UC } 73$ $X_1 = 64.6$ $D/T = 17.9$ $e/y = \frac{8000 - 0.55}{64.6} = 105$

$p_{bc} = 165$ $f_{bc} = 95.2 \times 10^3 / 894.5 = 106 \text{ N/mm}^2$ OK

MR L. SHINE Clonsilla	Date May '91	Sheet No. 2
-----------------------	-----------------	----------------

REDESIGN BEAM AT FRONT

$$GK = 3.4 \times 1.0 + 19.15 = 22.55 \quad QK = 3.4 \times 0.75 = 2.55$$

beam SW say $375 \times 225 = 203 \text{ kN/m}$

$$N = 24.58 \times 1.4 + 2.55 \times 1.6 = 38.49 \text{ kN/m}$$

$$M_{ult} = 38.49 \times 3.6^2 / 9 = 55.4 \text{ kNm}$$

$$d = 225 - 25 - 12 = 188 \quad \text{concrete grade 30}$$

$$K = \frac{55.4 \times 10^6}{375 \times 188^2 \times 30} = 0.139$$

$$Z = 188 \left(0.5 + \sqrt{0.25 - \frac{0.139}{9}} \right) = 0.81 \times 188 = 152$$

$$A_s = 55.4 \times 10^6 / 0.87 \times 460 \times 152 = 910 \text{ mm}^2 \quad 3T20 T+B$$

Shear:

$$100 A_s / bd = 1.29 \quad v_c = 0.84 \text{ N/mm}^2$$

$$V_{ult} = 38.49 \times 3.6 - 0.5 = 69.3 \text{ kN}$$

$$v = 69.3 \times 10^3 / 375 \times 188 = 0.98 \text{ N/mm}^2$$

$$M10 \text{ links} \quad s_v = \frac{0.87 \times 250 \times 157}{375 \times (0.98 - 0.84)} = 650$$

USE R10 links @ 300

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI



OUTLINE SPECIFICATION FOR PROPOSED DEVELOPMENT AT 4 TOWER ROAD, CLONDALKIN

- FOUNDATIONS :** Cuttings to be checked and all soft areas removed and filled with concrete.
Concrete strip foundations 3 ft. wide and 1 ft. thick at minimum 3'6" depth (depending on bearing capacity of cuttings).
Grade C30 concrete B385 reinforcement mesh.
Foundations to reinforced concrete columns to be 3' square, 1' thick similar to above.
Existing foundations to adjoining building to be underpinned.
- WALLS :** Rising walls of 18" solid blockwork.
External walls of 9" solid block inner leaf with 2" cavity and 4" brickwork or rendered blockwork.
Stainless steel wall ties at 3' centres, staggered.
D.P.C. at base of wall and at cavity closures.
Internal walls of 9" or 4" solid blockwork on D.P.C.
- COLUMNS &
BEAMS :** Reinforced concrete columns and beams and steel beams to Engineer's design.
- GROUND FLOOR :** 6" concrete slab, reinforced with B196 mesh, laid on 1000 gd Visqueen DPM on 9" compacted hardcore, sand blinded.
DPM to be turned up at edges and made continuous with wall DPC.
- FIRST FLOOR :** 6" precast concrete slabs resting on 9" block wall and 457x191 Universal beam with 80 sq. M.S. angle fixing.
3" screed laid over slabs and reinforced into R.C. beam at front.

/...

ROOF

STRUCTURE : Precast timber trusses as shown on Engineer's drawing fixed to 4"x3" treated wall plates, well fixed down into walls supported in centre on 254x254 Universal beam and braced horizontally with Crevron bracing and ceiling ties.

ROOF FINISH : Fibre cement slates nailed to 2"x1" battens over roofing felt.
1" Hardwood fascia and soffit with moulded aluminium gutters.
6" fibreglass insulation over ceiling.

STAIRS : 1" Hardwood timber stairs on 9"x2" softwood stringers.

WINDOWS : Hardwood timber sliding sash windows.
Brickwork or concrete sills on DPC.
Spanlite precast concrete lintols for inner leaf and block outer leaf, brick outer leaf supported on 6"x6" galvanised steel angles.

SHOPFRONT : Painted hardwood timber with lead finish over shutter box.
Polished granite plinth.

DOORS : ½-hour self-closing fire doors with intumescent strip where shown on First Floor, otherwise timber flush doors.

DRAINS : 4" diameter PVC pipes laid at 1 in 40 fall and encased in 6" concrete.
Walls bridged over drains.
PVC gully trap and AJs.
Manholes constructed of 9" solid blockwork, rendered and blinded in sand and cement with castiron covers.

4" diameter PVC pipes above ground but cast iron rain down pipe at front.

INTERNAL FINISHES : Walls to be dry lined with plasterboard.
Gypsum aluminium studs to be used against adjoining gable wall on Ground Floor.
Suspended ceilings in Shop and plasterboard ceiling to First Floor Office.
Double skin plasterboard under stairs.