

LOCAL 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 ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/3003/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0745

Date Received : 8th May 1991

Correspondence : Mr Nigel Lett,
Name and : Neilstown Lodge,
Address : Neilstown,
Clondalkin,
Dublin 22.

Development : New entrance to fuel depot

Location : Neilstown Lodge, Clondalkin

Applicant : N. Lett

App. Type : Permission

Zoning :

(MG/CM)

Report of the Dublin Planning Officer, dated 25th June, 1991.

This is an application for planning permission for a new vehicular entrance at Neilstown Lodge, Clondalkin, for N. Lett.

The proposed site which has an area of 1836sq. metres (stated) is located at the junction of Neilstown Road and the Lucan-Clondalkin Road. It is a rectangular shaped site which is currently in use as a fuel depot. There is one existing entrance onto the Lucan-Clondalkin Road.

This site was originally owned by Dublin Corporation. However, the applicant in this instance indicates that he has a freehold interest in the site. It is understood that the applicant originally occupied the front most (south-eastern)

portion of the site but over time, expanded their operation to cover the remainder of the site. There is no record from the Planning Register of planning permission ever having been sought or granted for such a use.

The site is surrounded to the north and west by a large area of public open space. It is bounded by a combination of high walls, wooden and palisade fencing. There are a number of existing trees ^{and immediately surrounding the} ~~on the~~ boundaries of the site.

Lodged plans provide for the relocation of the business entrance to Neilstown Road. The applicant states that this is because of the traffic hazard the present entrance presents especially during rush hour when delivery trucks are being reversed into the depot. The applicant intends retaining the existing entrance for domestic purposes.

Report received from Parks Department states that planning permission was never granted for the use of these lands as a fuel depot. This site forms part

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

of the area designated as public open space and the presence of the fuel yard results in visual blight. Report states that existing trees have been damaged as a result of the storage of fuel and that they are now in decline. This report also notes that the lands outlined in red do not include the new access road which is across County Councils' property over which the applicant has no interest. Parks Department report recommended refusal of permission.

Roads Department report states no objection subject to conditions, i.e.,
(1) Existing entrance from Lucan-Clondalkin Road to be permanently sealed up,
(2) Old walls and vegetation on southern corner of the site to be removed to improve vision on corner - trees to be retained.

(3) Kerb to be constructed around corner and on Lucan Road frontage on edge of Carriageway to close off existing access.

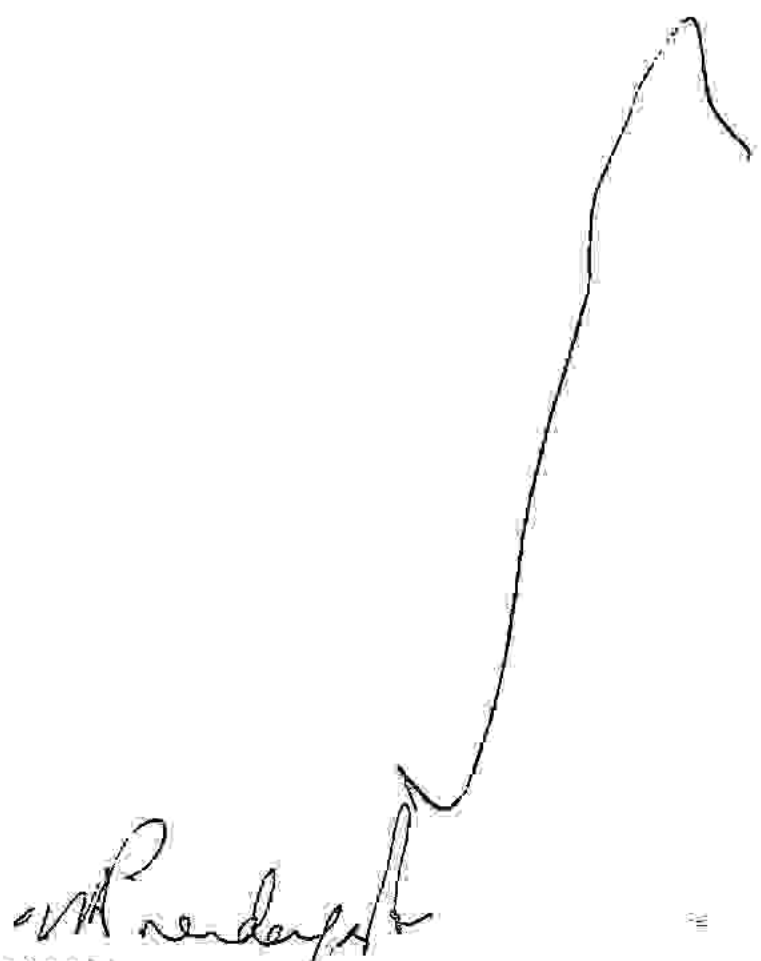
(4) Poles to be relocated at the applicants expense.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 This is an application for a new access to an existing fuel depot at Neilstown Lodge, Clondalkin. The applicant is requested to clarify precisely when this existing operation commenced business at this location.
- 02 It is understood that the original use of this site as a fuel depot was confined to the front (south-western) portion of the existing site. The applicant is requested to clarify precisely when the fuel depot was expanded to include the area to the rear, i.e. the site of the current application.
- 03 The applicant is requested to clarify whether planning permission was ever sought or granted for a fuel depot at this location. If not, the applicant is requested to indicate whether it is intended to rectify this situation.
- 04 The applicant is requested to submit a detailed tree survey identifying the species, height, spread and condition of all existing trees on site. ~~together with details of any replacement planting required.~~
- 05 The applicant is requested to submit a revised site plan providing for the complete closure of the existing entrance and the construction of a footpath around the corner and on the Lucan-Clondalkin Road frontage of the site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders



M. Pendergast

.....
for Dublin Planning Officer

[Signature]

Endorsed: -
for Principal Officer

MS

Order: I direct that **ADDITIONAL INFORMATION** be requested from the applicant for Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : *3 July 1991*

[Signature]
.....
APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 19 June 1991.



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref.
Your Ref.
Date 11.06.1991

RE/ New Entrance to Fuel Depot, Neillstown Lodge, Clondalkin.
Reg. Ref. 91A/0745.

With reference to this application, the Parks Department's comments are:-

- (1) It should be noted that planning permission was never granted for the existing usage of the land at Neillstown Lodge as a fuel depot, and this unauthorised usage has continued for a number of years. The site forms part of the designated public open space in Neillstown Estate, and the presence of this fuel yard is a visual blight on the landscape. As a result of the storage of fuels, many of the existing trees have been damaged and are now in decline.
- (2) The lands outlined in red do not include the location of the new access road which is across County Council property, over which the applicant has no legal interest.

Accordingly, it is recommended that this application is refused.

A handwritten signature in black ink, appearing to read 'L. ...', written over a horizontal line.

SENIOR PARKS SUPERINTENDENT

DUBLIN COUNTY COUNCIL

REG. REF:

91A/745.

LOCATION:

Neilstown Lodge, Clondalkin.

APPLICANT:

N. Lett.

PROPOSAL:

New entrance to fuel depot.

DATE LODGED:

8.5.91.

No Roads objection subject to:--

1. Existing entrance from Lucan Clondalkin road to be permanently sealed up.
2. Old walls and vegetation on south corner of site to be removed to improve vision on corner. (Trees to be retained).
3. Kerb to be constructed around corner and on Lucan Road frontage by applicant on edge of carriageway (with minimum 10m radius on corner) to close off existing access.
4. All poles to be safely relocated, by applicant at his own expense.

TR/BMcC
28.5.91.

SIGNED: _____

Francis Potts

ENDORSED: _____

C. J. B. K.

DATE: _____

29/5/91

DATE: _____

29/5/91

M. J. Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/745.

LOCATION: Neilstown Lodge, Clondalkin.

APPLICANT: N. Lett.

PROPOSAL: New entrance to fuel depot.

DATE LODGED: 8.5.91.

No Roads objection subject to:-

1. Existing entrance from Lucan Clondalkin road to be permanently sealed up.
2. Old walls and vegetation on south corner of site to be removed to improve vision on corner. (Trees to be retained).
3. Kerb to be constructed around corner and on Lucan Road frontage by applicant on edge of carriageway (with minimum 10m radius on corner) to close off existing access.
4. All poles to be safely relocated, by applicant at his own expense.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT.
 Date ... 29.05.91 ...
 Time ... 2.30 ...

TR/BMcC
28.5.91.

SIGNED: *Francis Ryan*

DATE: 29/5/91

ENDORSED: *4.72 k*

DATE: 29/5/91

[Handwritten mark]



Bosca 174,
P.O. Box 174,
46/49 Sraid O'Connell Uacht,
46/49 Upper O'Connell Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone (01) 727777
Fax (01) 725782

Attention: L. Clifford.

[Handwritten signature]
21/10

Mr. J.D. Taylor,
Principal Officer,
Engineering Department.

Our Ref.
Your Ref. RM/1/N.
Date 16.10.92.

RE: Fuel Depot for N. Lett at Neilstown Road, Clondalkin
Planning Reg. Ref: 91A/0745.

We refer to your letter of 30.9.92.

21 OCT 1992

Under the planning permission granted recently for this development, the applicant was conditioned to carry out certain improvement works at his entrance off Neilstown Road and to remove the projecting wing wall at the Newlands/Fonthill-Neilstown Road corner to improve sightlines. Details of these works have been agreed with Mr. Lett on site by one of our Engineers. To carry out the work it will be necessary for Mr. Lett to enter onto the grass margin and footpath fronting his site. The Council's permission to work on the public areas is sufficient. It is not necessary to transfer any lands to Mr. Lett.

Please advise Mr. Lett, via his architect Mr. Fergall Kenny, that the Council will allow him to carry out the necessary works over their lands provided that he indemnifies the Council for the duration of the works against any third party claims.

[Handwritten signature]
F. Brick,
Senior Executive Engineer,
Roads Planning Division.

→ c.c. Mr. A. Smith, P.O., Planning Dept.
TB/BMCC

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
19 OCT 1992
RECEIVED

P/1511/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Date Lodged

8th May 1991

Register Reference : 91A/0745

A.I. Date Received : 16th March 1992

Correspondence : Mr Nigel Lett,
Name and Address : Neilstown Lodge,
Neilstown,
Clondalkin,
Dublin 22.

Development : New entrance to fuel depot

Location : Neilstown Lodge, Clondalkin

Applicant : N. Lett

App. Type : Permission

Zoning :

Floor Area : Sq. metres

CONTRIBUTION	
Standard:	£250 nil
Roads:	£250
S. Servs:	
Open Spaces:	
Other:	
Gravel:	
Land:	

(MG/BB)

Report of the Dublin Planning Officer, dated 3rd April, 1992.

This is an application for planning permission for a new vehicular entrance at Neilstown Lodge, Clondalkin, for N. Lett.

The proposed site which has an area of 1836sq. metres (stated) is located at the junction of Neilstown Road and the Lucan-Clondalkin Road. It is a rectangular shaped site which is currently in use as a fuel depot. There is one existing entrance onto the Lucan-Clondalkin Road.

This site was originally owned by Dublin Corporation. However, the applicant in this instance indicates that he has a freehold interest in the site. It is understood that the applicant originally occupied the front most (south-eastern) portion of the site but over time, expanded the operation to cover the remainder of the site. There is no record from the Planning Register of planning permission ever having been sought or granted for such a use.

The site is surrounded to the north and west by a large area of public open space. It is bounded by a combination of high walls, wooden and palisade fencing. There are a number of existing trees on and immediately surrounding the boundaries of the site.

Lodged plans provide for the relocation of the business entrance to Neilstown Road. The applicant states that this is because of the traffic hazard the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0745

Page No: 0002

Location: Neilstown Lodge, Clondalkin

present entrance presents especially during rush hour when delivery trucks are being reversed into the depot. The applicant intends retaining the existing entrance for domestic purposes.

Report received from Parks Department states that planning permission was never granted for the use of these lands as a fuel depot. This site forms part of the area designated as public open space and the presence of the fuel yard results in visual blight. Report states that existing trees have been damaged as a result of the storage of fuel and that they are now in decline. This report also notes that the lands outlined in red do not include the new access road which is across County Councils' property over which the applicant has no interest. Parks Department report recommended refusal of permission.

Roads Department report states no objection subject to conditions, i.e.,

- (1) Existing entrance from Lucan-Clondalkin Road to be permanently sealed up,
- (2) Old walls and vegetation on southern corner of the site to be removed to improve vision on corner - trees to be retained.
- (3) Kerb to be constructed around corner and on Lucan Road frontage on edge of Carriageway to close off existing access.
- (4) Poles to be relocated at the applicants expense.

Additional Information was requested from the applicant on 3rd July, 1991, as follows:-

1. This is an application for a new access to an existing fuel depot at Neilstown Lodge, Clondalkin. The applicant is requested to clarify precisely when the fuel depot was expanded to include the area to the rear, i.e. the entire site of the current application.
2. It is understood that the original use of this site as a fuel depot was confined to the front (south-western) portion of the existing site. The applicant is requested to clarify precisely when the fuel depot was expanded to include the area to the rear, i.e. the entire site of the current application.
3. The applicant is requested to clarify whether planning permission was ever sought or granted for a fuel depot at this location. If not, the applicant is requested to indicate whether it is intended to rectify this situation.
4. The applicant is requested to submit a detailed tree survey identifying the species, height, spread and condition of all existing trees on site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Neilstown Lodge, Clondalkin

5. The applicant is requested to submit a revised site plan providing for the complete closure of the existing entrance and the construction of a footpath around the corner and on the Lucan-Clondalkin Road frontage of the site.

A response to the request for additional information was submitted on 16th March, 1992.

1. The fuel business has been carried on in this location for over thirty years and was an established use on the site prior to the adoption of the 1963 Planning Legislation. ~~Submitted~~ A copy of an affidavit to this effect from the former owner of Neilstown House ~~was submitted~~.

2. The business began to grow with the development of the Clondalkin - Neilstown areas in the early 1970s. The construction of new housing estates and the increase in the population led to a demand for fuel in the area which necessitated an increase in the storage area required ~~by the site~~ for this business.

3. As the use which was pre-existing on the Appointed Day (1st October 1964) planning permission was neither required nor sought. The applicant accepts that there has been an increase in the level of business and in the area of the site devoted to the business in the intervening years. It is therefore intended to seek planning permission to rectify this situation and an application has now been submitted (Reg. Ref. 92A/0201). A decision on this application is pending.

4. A tree survey of the site is attached. This commented on the condition of trees on site i.e. ~~fair~~ - poor although no map was submitted.

5. The applicant had a meeting with roads department and agreed the following points:-

(a) The existing entrance onto the Lucan-Clondalkin Road would be retained but would be solely for the use of Neilstown Lodge, which is the residence of the applicant and his family. The entrance to the fuel depot would be solely from the proposed new Neilstown Road entrance. There would be no vehicular inter-connection between the two parts of the site.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0745

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Location: Neilstown Lodge, Clondalkin

(b) The applicant would pay a contribution of £100 to the county council towards the cost of improving the public footpath and margin beside his premises.

(c) The applicant will reduce the width of the apron at the existing entrance by the installation of kerbing as shown on ~~the attached plan~~ ^{SUBMITTED} ~~plan~~. This will be done in the course of the proposed restoration by the applicant of the original gates and gate-piers at the entrance to the lodge. The area inside the kerbing will be landscaped by the applicant as shown.

Roads Department were contacted in this regard. They are satisfied with the proposal providing (i) the existing footpath to be extended to corner (ii) existing wall and vegetation be removed at corner to improve sight lines (iii) the existing access be used for domestic purposes only.

Lodged plans provide for the retention of the existing entrance including the restoration of the original pillars and gates. Kerbing is to be extended around the corner. *Park Superintendent's report is noted. It is agreed that ideally this site should be part of the public open space. The reality is that it is not P.O.S. The entrance traverses the grassed area between the road & public footpath. This area forms part of the standard Road Rehabilitation* Roads Department were contacted. They wish the existing footpath extended and suggest a contribution of £250 to allow the council to carry out this work.

The proposed development 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 (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, as amended by additional information received on 16th March 1992 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0745

Page No: 0005

Location: Neilstown Lodge, Clondalkin

02 That the new access be constructed to the requirements of the Area Engineer, Dublin County Council, Roads Department.

REASON: In the interest of traffic safety.

03 That a financial contribution in the sum of £250 be paid by the proposer to the Dublin County Council towards the cost of extending the existing footpath at Neilstown Road. *This contribution to be paid from a contribution of £1000 to be paid*

REASON: In the interest of pedestrian safety.

04 That all poles be safely relocated by the applicant at his own expense.

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

05 That the treatment of the existing entrance onto Lucan/Clondalkin Road be submitted for written agreement of Roads Department, Dublin County Council. This should include proposals for continuation of kerbing around the corner and the removal of the wall at the junction of Neilstown/Lucan Clondalkin Road. *Existing trees at this location to be retained*

REASON: In the interest of traffic safety.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0745

Page No: 0006

Location: Neilstown Lodge, Clondalkin

[Signature]
.....
for Dublin Planning Officer

[Signature]
.....
Endorsed:
for Principal 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 (5) conditions set out above is hereby made.

Dated : *22nd* APRIL 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated

19th February 1992



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

Decision Order Number : P/ 3003 /91 Date of Decision : 3rd July 1991

Register Reference : 91A/0745 Date Received : 8th May 1991

Applicant : N. Lett

Development : New entrance to fuel depot

Location : Neilstown Lodge, Clondalkin

Dear Sir/Madam,

With reference to your planning application, received here on 08.05.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 This is an application for a new access to an existing fuel depot at Neilstown Lodge, Clondalkin. The applicant is requested to clarify precisely when this existing operation commenced business at this location.
- 02 It is understood that the original use of this site as a fuel depot was confined to the front (south-western) portion of the existing site. The applicant is requested to clarify precisely when the fuel depot was expanded to include the area to the rear, i.e. the entire site of the current application.
- 03 The applicant is requested to clarify whether planning permission was ever sought or granted for a fuel depot at this location. If not, the applicant is requested to indicate whether it is intended to rectify this situation.
- 04 The applicant is requested to submit a detailed tree survey identifying the species, height, spread and condition of all existing trees on site.
- 05 The applicant is requested to submit a revised site plan providing for the complete closure of the existing entrance and the construction of a footpath around the corner and on the Lucan-Clondalkin Road frontage of the site.

Mr Nigel Lett,
Neilstown Lodge,
Neilstown,
Clondalkin,
Dublin 22.



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

Reg.Ref. 91A/0745
Decision Order No. P/ 3003 /91
Page No: 0002

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "Rose Kennedy".

PRINCIPAL OFFICER

Date : 4/7/91



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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/ 1511 /92 Date of Decision : 22nd April 1992
Register Reference : 91A/0745 Date Received : 16th March 1992
Applicant : N. Lett
Development : New entrance to fuel depot.
Location : Neilstown Lodge, Clondalkin
Floor Area : Sq. Metres
Time Extension(s) up to and including :
Additional Information Requested/Received : 030791//160392

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:.....23/4/92.....

~~Mr Nigel Lett, Fergall Kenny~~
~~Neilstown Lodge, 45 Hainault Drive~~
~~Neilstown,~~ Fox Rock
~~Clondalkin,~~ Dublin 18
~~Dublin 22.~~

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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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 for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg. Ref. 91A/0745
Decision Order No. P/ 1511 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Bloc 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, as amended by additional information received on 16th March 1992 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 the new access be constructed to the requirements of the Area Engineer, Dublin County Council, Roads Department.
REASON: In the interest of traffic safety.
- 03 That a financial contribution in the sum of £250 be paid by the proposer to the Dublin County Council towards the cost of extending the existing footpath at Neilstown Road. This contribution to be paid prior to the commencement of the proposal.
REASON: In the interest of pedestrian safety.
- 04 That all poles be safely relocated by the applicant at his own expense.
04 REASON: In the interest of the proper planning and development of the area.
- 05 That the treatment of the existing entrance onto Lucan/Clondalkin Road be submitted for written agreement of Roads Department, Dublin County Council. This should include proposals for continuation of kerbing around the corner and the removal of the wall at the junction of Neilstown/Lucan Clondalkin Road. Existing trees at this location to be retained.
REASON: In the interest of traffic safety.

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,
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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 Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana 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.

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Bloc 2, Ionad Bheatha na hEireann,
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Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Decision Order Number : P/ 3003 /91 Date of Decision : 3rd July 1991

Register Reference : 91A/0745 Date Received : 8th May 1991

Applicant : N. Lett

Development : New entrance to fuel depot

Location : Neilstown Lodge, Clondalkin

Dear Sir/Madam,

With reference to your planning application, received here on 08.05.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 This is an application for a new access to an existing fuel depot at Neilstown Lodge, Clondalkin. The applicant is requested to clarify precisely when this existing operation commenced business at this location.
- 02 It is understood that the original use of this site as a fuel depot was confined to the front (south-western) portion of the existing site. The applicant is requested to clarify precisely when the fuel depot was expanded to include the area to the rear, i.e. the entire site of the current application.
- 03 The applicant is requested to clarify whether planning permission was ever sought or granted for a fuel depot at this location. If not, the applicant is requested to indicate whether it is intended to rectify this situation.
- 04 The applicant is requested to submit a detailed tree survey identifying the species, height, spread and condition of all existing trees on site.
- 05 The applicant is requested to submit a revised site plan providing for the complete closure of the existing entrance and the construction of a footpath around the corner and on the Lucan-Clondalkin Road frontage of the site.

Mr Nigel Lett,
Neilstown Lodge,
Neilstown,
Clondalkin,
Dublin 22.

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.



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

Reg.Ref. 91A/0745
Decision Order No. P/ 3003 /91
Page No: 0002

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref.
No. given above.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Rose Kennedy', written over a dotted line.

PRINCIPAL OFFICER

Date : 4/7/91

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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/0745

Date : 9th May 1991

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

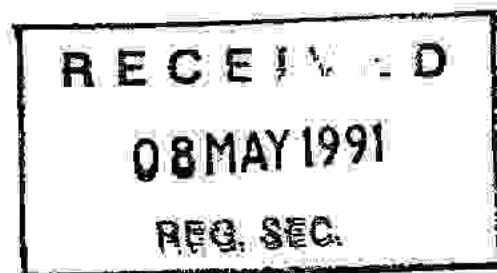
Dear Sir/Madam,

DEVELOPMENT : New entrance to fuel depot
LOCATION : Neilstown Lodge, Clondalkin
APPLICANT : N. Lett
APP. TYPE : PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER



Mr Nigel Lett,
Neilstown Lodge,
Neilstown,
Clondalkin,
Dublin 22.

Dublin County Council
Comhairle Chontae Átha Cliath



08 MAY 91

Planning Application Form/
Bye - Law Application Form

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

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

2. Postal address of site or building Neilstown Lodge, Neilstown, Clonsilla, Co. Dublin
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Mr Nigel Lett
Address As Above Tel. No. _____

4. Name and address of person or firm responsible for preparation of drawings As Above Tel. No. _____

5. Name and address to which notifications should be sent As Above

6. Brief description of proposed development Prop New Ent to Fuel Depot Ex. Ent to be used for Residence

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

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used. _____
(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? _____

11. (a) Area of Site 1836m² Sq. m.
(b) Floor area of proposed development _____ Sq. m.
(c) Floor area of buildings proposed to be retained within site _____ 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.

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 4 copies of Location Map, 4 Block Plan & Advert rfoe



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

No of dwellings proposed (if any) _____ Class(es) of Development 2
Fee Payable €16 Basis of Calculation New Ent
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Nigel Lett Date 1st May 91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/0745

Amount Received €28.00

Receipt No _____
Date _____

Sub
Res
26/4/91

BYE LAW AT
RBC NO 116
FEE PAID 40
DATE 9/5
N 91533
RECEIPT NO

€20
CASH
[Signature]

17-11

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 CASH 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 39533

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

£ 40.00

Received this 9th day of May 1991

from Nigel Lett,
Neilstown Lodge,
Neilstown

the sum of forty Pounds

Pence, being zero
for planning application at above address

Madeline Deane Cashier

S. CAREY Class II
Principal Officer

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY CASH
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-39533

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

£ 40.00

Received this 9th day of May 1991

from Nigel Lott,
Neilstown Lodge,
Neilstown

the sum of forty Pounds
Pence, being 00

for planning application at above address

Maire Deane

Cashier

S. CAREY
Principal Officer

Neilstown Lodge,
Neilstown,
Clondalkin,
Dublin 22.

8th May 1991.

New entrance to Fuel Depot at Neilstown Lodge.

To Whom it Concerns,

I am applying for Planning Permission for new entrance to Fuel Depot because of the traffic hazard the present entrance is causing, especially during rush hour traffic, when Delivery Trucks are being reversed into Depot.

I now propose to locate the entrance on the Neilstown Road, so the trucks can be driven straight into the Depot and thereby reducing the risk of serious traffic accident.

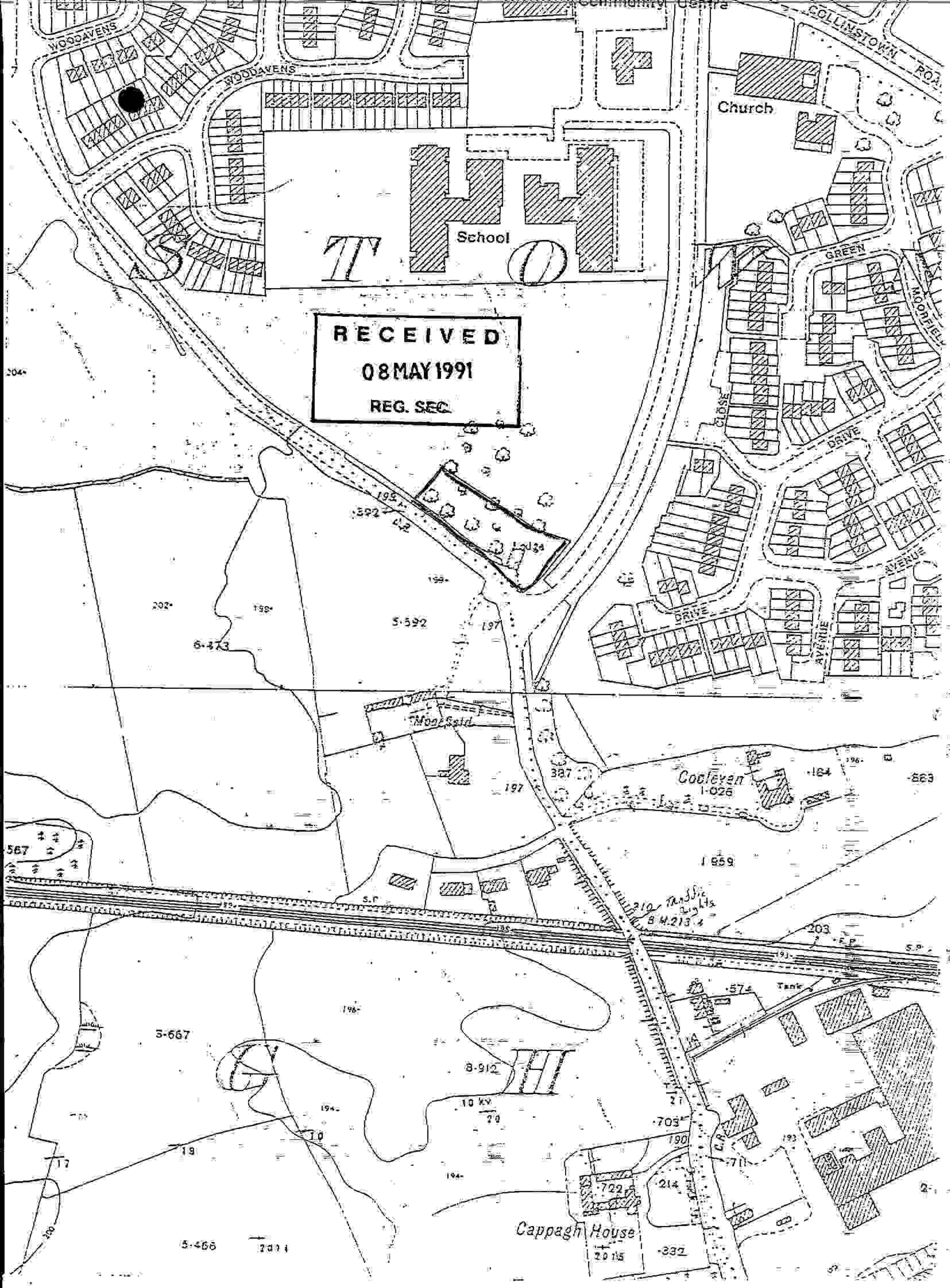
I enclose the Block Plan and location plans showing the location of traffic lights and indicating where, at present, traffic is building up over the Bridge (causing serious delays) when the Delivery Lorries are entering the Yard.

Hoping for a favourable decision.

Sincerely,

N. Lett
N. LETT.





RECEIVED
08 MAY 1991
REG. SEC

School

Church

GREEN

CLOSE

DRIVE

DRIVE

AVENUE

Man. Seld

Coolevan
1-026

10 KV
79

Cappagh House

20 15

332

202

189

6-473

5-592

197

195

392

42

199

5-667

198

8-912

10 KV

79

194

19

5-466

2011

1859

203

S.P.

574

Tank

703

190

711

722

214

193

2

204

567

523

184

196

B

WOODDAVENS

WOODDAVENS

Community Centre

COLLINSTOWN ROAD

MORFIELD

AVENUE

DRIVE

DRIVE

DRIVE

DRIVE

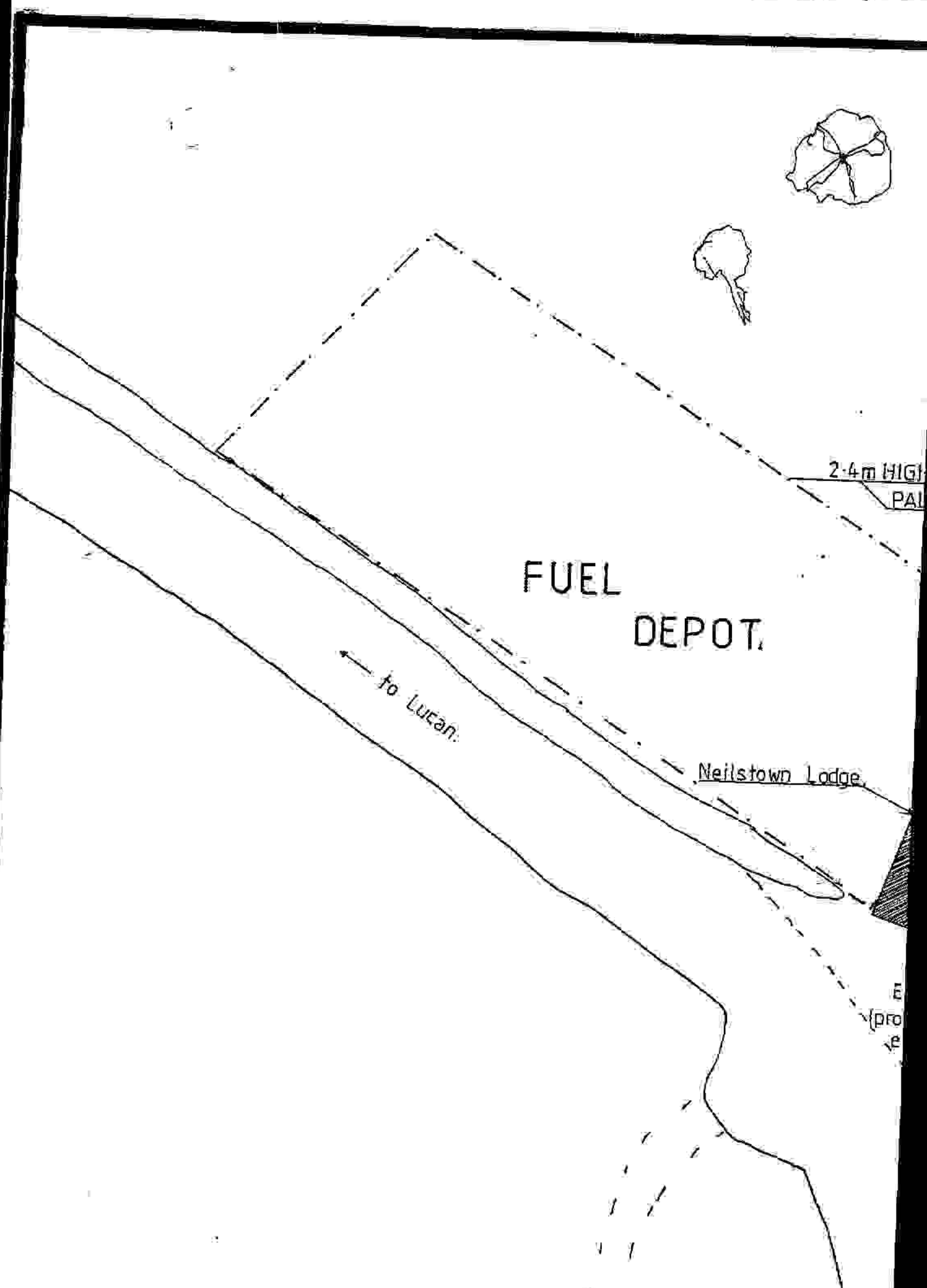
DRIVE

DRIVE

DRIVE

DRIVE

DRIVE



client: Mr N. LETT.
NEILSTOWN LODGE CLONDALKIN. D 22.

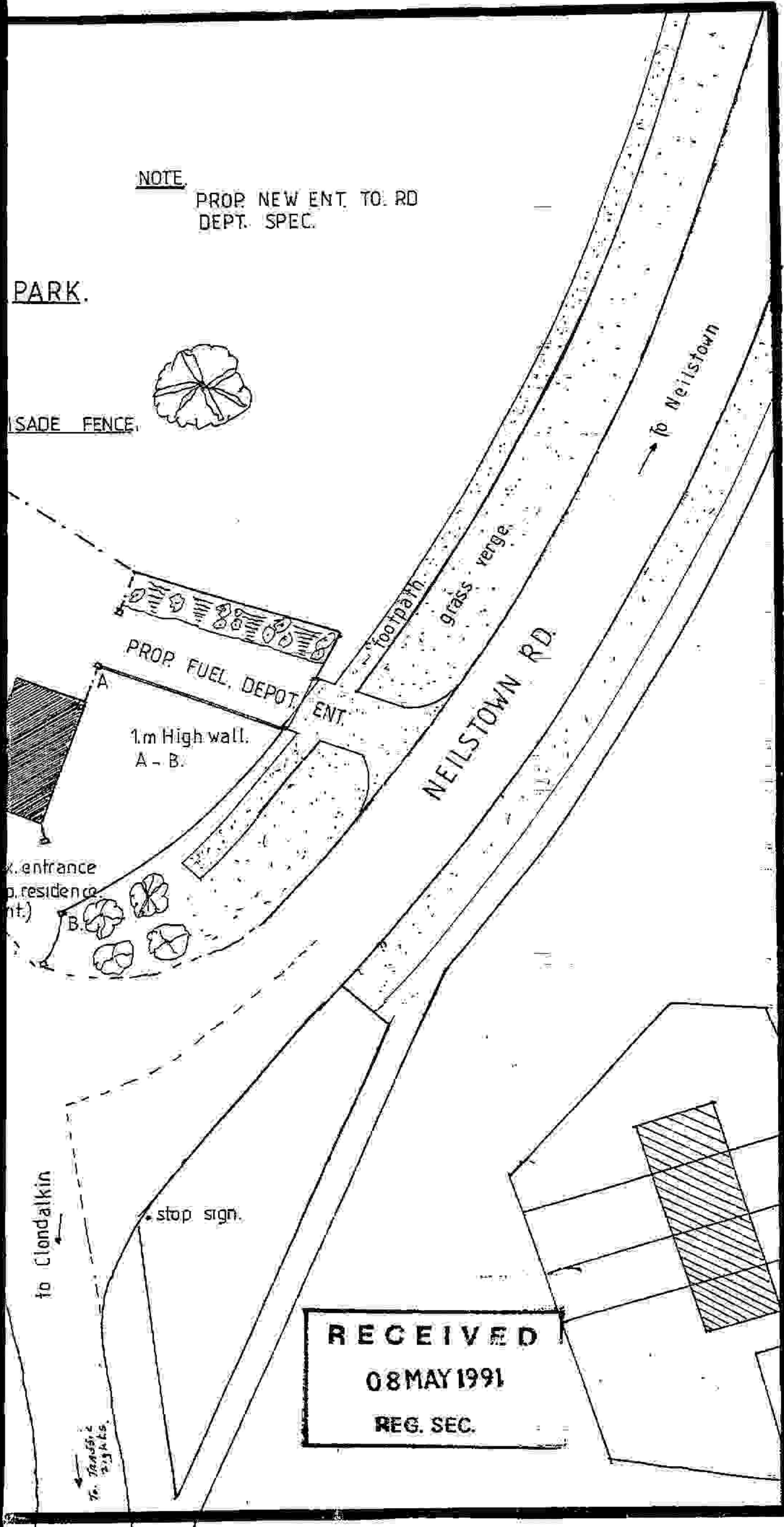
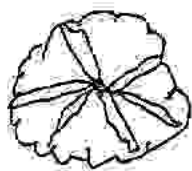
project: Prop New Entrance to
Fuel Depot, Neilstown Lodge.

NOTE

PROP. NEW ENT. TO: RD
DEPT. SPEC.

PARK.

SADE FENCE.



RECEIVED
08 MAY 1991
REG. SEC.