



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/ 2976 /91 Date of Decision : 3rd July 1991

Register Reference : 91A/0777 Date Received : 15th May 1991

Applicant : Irish Distillers Ltd.,

Development : Demolish dwelling-house

Location : "Eyrecourt", Naas Road, Fox-and-Geese, Dublin 22.

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:- ².....ATTACHED.

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

Date: 9/7/91.....

William H. Byrne & Son,
Architects,
20 Suffolk Street,
Dublin 2.

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)

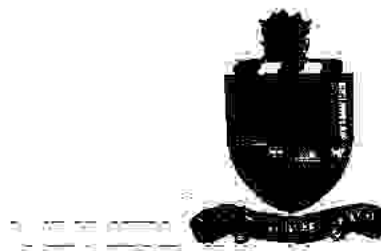
(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(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.

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

- 01 That the existing access points for vehicular and pedestrian traffic from the Naas Road shall be closed.
- 01 REASON: In the interest of the proper planning and development of the area.
- 02 That a dwarf wall and railings or palisade fence shall be provided along the boundary with the Naas Road, the details of which shall be agreed in writing with the Planning Authority and the boundary treatment shall be completed within 6 months of the demolition of the building.
- 02 REASON: In the interest of the proper planning and development of the area.

NOTES

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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,
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Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/0777

Date : 16th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Demolish dwelling-house

LOCATION : "Eyrecourt", Naas Road, Fox-and-Geese, Dublin 22.

APPLICANT : Irish Distillers Ltd.,

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 15th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

William H. Byrne & Son,
Architects,
20 Suffolk Street,
Dublin 2.



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 'Eyrecourt', Naas Road, Fox-and-Geese, Dublin 22
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Irish Distillers Ltd

Address: Smithfield, Dublin 7 Tel. No. 725566

4. Name and address of person or firm responsible for preparation of drawings William H. Byrne & Son - Architects, 20 Suffolk St, Dublin 2 Tel. No. 777186

5. Name and address to which notifications should be sent as (4) above

6. Brief description of proposed development Demolition of Dwelling-house

7. Method of drainage Septic tank 8. Source of Water Supply Public 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 Industrial and office use
 (b) Proposed use of each floor Industrial and office use

Irish
 her
 15/5/91

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 12.5 acres

(b) Floor area of proposed development Approx floor Area of house 132 sq.m.

(c) Floor area of buildings proposed to be retained within site Approx 11,000 sq.m.

DUBLIN COUNTY COUNCIL
 PLANNING DEPT.
 RECEIVED
 MAY 1991

RECEIVED
 11,000 sq.m.

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

DUBLIN 22 Application is being made to Dublin Co Council for permission to demolish dwelling-house named 'Eyrecourt', Naas Road, Fox-and-Geese, for Irish Distillers Ltd

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: N/A

15.List of documents enclosed with application: 4 copies of Site Location map (Dwg No. 101/260), Cheque for £40, Newspaper page with Notice of Application

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

No of dwellings proposed (if any) N/A Class(es) of Development N/A

Fee Payable £ 40 Basis of Calculation If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) William H. Byrne & Son Date 15th May 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0777

Amount Received £ 1.40

Receipt No

Date 18/13

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

RECEIPT CODE

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

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

Issue of this receipt is not an
acknowledgement that the fee
mentioned is the correct amount
for N 39610

€110.00

Received this

from Paul Dickson HO day of May 1971

Smithfield

the sum of

110

Pounds

Pence, being

planning application at "Exrecourt"

Naas Rd.

Noel J. Pearle

Cashier

S. CAREY

Principal Officer

9/A/0777

25278

PROPOSAL : Demolition of Dwelling house
 LOCATION : "Cynelover" Naas Road, Fox & Geese
 APPLICANT : J&A Distillers Ltd

1	2	3	4	5	6	7
CHALLENGES/AREA LENGTHS/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT PAID	BALANCE	AMOUNT	DATE
Dwelling	100	100				

1/10 - 1/10 -

1 Certificate of Compliance
 2 Enclosure Signed: _____
 3, 4, 5, 6 & 7 Certified Signed: *Rull* Date: 8-0-91
 3, 4, 5, 6 & 7 Enclosure Signed: _____ Date: 20/5/91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FECUL 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/ 7 =
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0777

Date Received : 15th May 1991

Correspondence : William B. Byrne & Son,
 Name and : Architects,
 Address : 20 Suffolk Street,
 Dublin 2.

Development : Demolish dwelling-house

Location : "Eyrecourt", Naas Road, Fox-and-Geese, Dublin 22.

Applicant : Irish Distillers Ltd.,

App. Type : Permission

Zoning :

MD
 (MD/AC)

92551

COM. ...

Demolition

House

no add

services

...

...

...

...

...

...

Report of the Dublin Planning Officer dated 24 June 1991.

This is an application for PERMISSION to demolish a dwellinghouse at Eyrecourt, Naas Road, Fox and Geese, for Irish Distillers.

R.C. As part of permission 90A/1756, the applicant stated that this bungalow has been vacant for more than 10 years and was previously occupied by shop. The use of each floor is stated to have been industrial and office use.

The current application Reg. Ref. 91A/0778 is adjacent to this structure and is for permission to demolish an adjacent house "Meadow View". The site has frontage on the Naas Road and at the access to Eyrecourt which was off the Naas Road there is a 2m. metal gate. Boundary treatment is chain-linked fencing topped with barbed wire. In addition there is a pedestrian access which leads to the main building of Irish Distillers.

By Decision Order P/6068/90, Reg. Ref. 90A/1909, Dublin County Council granted planning permission for demolition of a bungalow and erection of additional warehouse facilities at Robinhood Road, Fox and Geese, subject to 8 conditions. Condition No. 5 of this permission stated "that the access to the warehouse be by way of the existing entrance from Robinhood Road only and that the existing entrance from the Naas Road be closed".

By Decision Order P/6078/90, Reg. Ref. 90A/1956, outline planning permission was granted for additional warehouse facilities at Irish Distillers Ltd., Robinhood Road. Condition No. 4 of this permission stated "that the access to the warehouse be by way of the existing entrance from the Robinhood Road only and that the existing entrance from the Naas Road be closed".

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0777

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Location: "Eyrecourt", Naas Road, Fox-and-Geese, Dublin 22.

It appears that the house under consideration in Reg. Ref. 90A/1909 is the house which is under consideration for demolition in the current application.

I recommend that permission for the demolition of the bungalow is granted.

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

CONDITIONS / REASONS

- 01 That the existing access points for vehicular and pedestrian traffic from the Naas Road shall be closed.
- 01 REASON: In the interest of the proper planning and development of the area.
- 02 That a dwarf wall and railings or palisade fence shall be provided along the boundary with the Naas Road, the details of ^{which} ~~these~~ shall be agreed ^{in writing} with the Planning Authority and the boundary treatment shall be completed within 6 months of the demolition of the building.
- 02 REASON: In the interest of the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0777

Page No: 0003

Location: "Eyrecourt", Naas Road, Fox-and-Geese, Dublin 22.

[Handwritten signature]

Endorsed:
for Principal Officer

Richard Connors SEP.
for Dublin Planning Officer 27.6.91

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 (2) conditions set out above is hereby made.

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.