

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/962

CONT. REF.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

TOTAL AREA OF PROPOSED PROPOSAL: 1459 FT²

MEASURED BY:

J. J.
14/6/91.

CHECKED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P. /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

Standard

$$\begin{array}{r} 1459 \\ \hline 1000 @ 710 \\ = 1094.25 \\ 1095 \end{array}$$

DEVELOPMENT CONTROL ASSISTANT GRADE

J
1/8/91

loads see Plans
reports



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/0962

Date : 18th June 1991

Dear Sir/Madam,

Development : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

Applicant : Adeva Developments c/o

App. Type : PERMISSION

Date Recd : 10th June 1991

Your application in relation to the above was submitted with a fee of 232.19 .

On examination of the plans submitted it would appear that the appropriate amount should be 238.00 .

I should be obliged if you would submit the balance of 5.81 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to be 'M. J. ...', written over a dotted line.

PRINCIPAL OFFICER

D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16

Register Reference : 91A/0962

Date : 18th June 1991

Development : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

Applicant : Adeva Developments c/o

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th June 1991

DUBLIN COUNTY COUNCIL
17 AUG 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 23.08.91
Time 9.00

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

The proposal is acceptable subject to

- ① Compliance with the Shops Conditions of Employment Act 1938
- ② Compliance with the Health, Safety + Welfare at Work Act 1989
- ③ Compliance with the Food Hygiene Regulation 1950/89

for *Ma Devine*
John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

19/8/91

Register Reference : 91A/0962

Date : 18th June 1991

Development : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

Applicant : Adeva Developments c/o

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th June 1991

DUBLIN COUNTY COUNCIL

21 AUG 1991

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

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

The proposal is acceptable subject

- to
- ① Compliance with the Shops Conditions of Employment Act 1938
 - ② Compliance with the Health, Safety + Welfare at Work Act 1989
 - ③ Compliance with the Food Hygiene Regulation 1950/89

for *Ma Derrine*
John O'Keefe
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

19/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 22.08.91
Time 10.00

W

SS + EMO

Register Reference : 91A/0962

Date : 18th June 1991

Development : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

Applicant : Adeva Developments c/o

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th June 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date.....	22.08.91
Time.....	10.00

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

Yours faithfully,

Date received in Sanitary Services

DUBLIN Co. Council
20 JUN 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
PRINCIPAL OFFICER
- 9 AUG 1991
Returned *[Signature]*

FOUL SEWER

Available - existing system.

DUBLIN COUNTY COUNCIL
9 AUG 1991

SURFACE WATER

Available - existing system.

[Signature]

[Signature] 19/7/91.

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date .. 22.08.91 ..
Time .. 10.00 ..

Register Reference : 91A/0962

Date : 18th June 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY.....

Water available,
24hrs storage required.
all connections to be carried out by Dublin Cola
at applicants expense
all supplies to be metered -

D. McKern
15/7/91

ENDORSED *29/8/91* DATE *2/8/91*

DUBLIN COUNTY COUNCIL
13 AUG 1991

W

SS + EMO

Register Reference : 91A/0962

Date : 18th June 1991

Development : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

Applicant : Adeva Developments c/o

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 10th June 1991

PLANNING DEPT.
 DEVELOPMENT CONTROL SEC
 Date 13.08.1991
 Time

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

Yours faithfully,

DUBLIN Co. COUNCIL
 SANITARY SERVICES
 PRINCIPAL OFFICER
 20 JUN 1991
 SAN SERVICES

DUBLIN Co. COUNCIL
 SANITARY SERVICES
 PRINCIPAL OFFICER
 - 9 AUG 1991
 Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Available - existing system.

SURFACE WATER

Available - existing system.

[Signature]

[Signature] 19/7/91.

SENIOR ENGINEER,
 SANITARY SERVICES DEPARTMENT,
 46/49 UPPER O'CONNELL STREET,
 DUBLIN 1

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 13.08.1991
Time

Register Reference : 91A/0962

Date : 18th June 1991

.....
ENDORSED _____ DATE _____

.....
WATER SUPPLY.....

Water available.
24hrs storage required.
all connections to be carried out by Dublin Co Co
at applicants expense
all supplies to be metered -

D. M. Keenan
15/7/91

ENDORSED *[Signature]* DATE 2/8/91

Sample *CA 825/1*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

City	
Standard	1095
Other	
Open	
Other	
SECURITY	
Bond / C.I.F.	
Cash	

Proposed to erect 2 shop units adjoining existing units 1 and 2, at Johnstown Cottages, Palmerstown for Adeva Developments.

D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16.

Reg. Ref.	91A-0962
Appl. Rec'd:	10.06.1991
Floor Area:	132.68 sq. m.
Site Area:	210 sq. m.
Zoning:	

[Handwritten signature]

Report of the Dublin Planning Officer, dated 30 July 1991

This is an application for PERMISSION for 2 no. shop units adjoining units 1 and 2, Johnstown Cottages, Palmerstown for Adeva Developments.

The proposed site which has an area of 210 sq. m. is located to the south west of the Upper Kennelsfort Road in an area zoned 'A1' - "to provide for new residential communities in accordance with approved Action Area Plans." It adjoins the Palmerstown Community School site to the north. There are existing shop units on the adjoining site to the south. The Cherry Orchard Industrial Estate. *located on the adjoining site* these existing shop units are to the south and south east.

There is one existing building on site - the remains of a derelict cottage. The site is bounded to the north by an existing hedgerow.

PLANNING HISTORY

Reg. Ref. 86A-1721 refers to an application for planning permission for the change of use of dwelling to fast food take-away at No. 1, Johnstown Cottages. An additional information request on this application (dated 13th February, 1987) was not responded to.

Reg. Ref. 88A-1060 refers to a grant of planning permission by Dublin County Council and on appeal to An Bord Pleanála for demolition of an existing shop and residence and the construction of new shop and hot food takeaway outlet at 1, Johnstown Cottages, Kennelsfort Road, Palmerstown. *The financial contribution condition requiring \$375 has been paid.*

Reg. Ref. 90A-1976 refers to a grant of planning permission for the relocation of rear boundary of approved shop and hot food takeaway at Johnstown Cottages, Kennelsfort Road.

Reg. Ref. 90A-2148 refers to a grant of planning permission for a factory warehouse at the rear of No. 1, Johnstown Cottages. *This proposal has not been carried out to date. Contribution file*
(Continued) *en 9287 refs.*

[Handwritten marks]

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to erect 2 shop units adjoining existing units 1 and 2, at Johnstown Cottages, Palmerstown for Adeva Developments.

(Continued)

The current application provides for the construction of 2 no. single storey shop units of floor area 65.7 sq. m. each. These are to be set back some 14.5 metres from the public road and will maintain the building line established at the adjoining shop units 1 and 2. Lodged plans indicate a yard area of c. 24 sq. m. to the rear of each unit. Vehicular access to this yard is available via an access way along the northern boundary of the site with the school site. This could also provide access to the area to the rear of the subject site if required.

Drawings lodged identify a similar elevational treatment to both shop units as that existing at the adjoining premises.

Roads Department report notes, inter alia, that 7 no. car parking spaces are required to serve a development of this scale. Roads require that a revised car parking layout be submitted. Report also required a financial contribution towards traffic management.

Financial contribution was required in earlier grants of permission for this site or adjoining site.
With regard to car parking provision it is noted that a similar number of car spaces were indicated for the adjoining site under Reg. Ref. No. 88A-1060.

Supervising Environmental Health Officers report *not available*

Sanitary Services report *not available*

The proposed site is a relatively self contained site adjoining existing commercial and industrial premises. The proposed development which comprises 2 no. shop units is considered to be consistent with the A1 zoning objective at this location. The proposed building will be well set back on site away from nearest housing areas on the opposite side of Kennelsfort Road. Conditions can be applied regarding opening hours, etc. to further protect the amenities of residents in the vicinity.

I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (13) conditions:-

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to erect 2 shop units adjoining existing units 1 and 2, at Johnstown Cottages, Palmerstown for Adeva Developments.

CONDITIONS

REASONS FOR CONDITIONS

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

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

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

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

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

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

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

4. In the interest of health.

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

5. In order to comply with the Sanitary Services Acts 1878-1964.

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

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

No plastic illuminated box signs to be erected on the premises.

7. That adequate provision be made for the disposal of litter outside the premises. Litter bins to be provided in prominent locations both inside and outside the premises. Details to be agreed with Planning Authority *in writing*

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

Chief
AM
8. That the premises shall not remain open to the public between midnight and 8.00 hours on any day.

~~8. In the interest of the proper planning and development of the area.~~

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

Proposed to erect 2 shop units adjoining existing units 1 and 2, at Johnstown Cottages, Palmerstown for Adeva Developments.

CONDITIONSREASONS FOR CONDITIONS

- | | |
|--|---|
| <p>9. That no music or other sound shall be broadcast or amplified externally from the premises.</p> <p>10. That a brick wall suitably capped and rendered to be erected along the frontage of the site, save at the entry ope. A 500 m. m. landscaping strip to be provided inside side boundaries and dwarf wall to front of site. Ornamental trees (e.g. Cherry Blossom) to be planted at three metre intervals interspersed with durable self maintained shrubbery. All planting to be completed prior to the commencement of retail sales.</p> <p>11. That the footpath and kerb along the frontage of the site to be reconstructed and dished to the requirements of the Area Engineer, Roads Maintenance (regard being had to the road improvement reservation line at this location) All works to be carried out by the applicants at their own expense prior to the occupation of the shop units.</p> <p>12. That the proposed car parking area to the front of the shop units be hard surfaced. All car spaces to be marked out on site prior to the occupation of the units.</p> <p>13. A financial contribution, in the sum of money equivalent to the value of £1,400.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this development.</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> <p>11. In the interest of the proper planning and development of the area.</p> <p>12. In the interest of the proper planning and development of the area.</p> <p>13. In the interest of the proper planning and development of the area.</p> |
|--|---|

20/11/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to erect 2 shop units adjoining existing units 1 and 2, at Johnstown Cottages, Palmerstown for Adeva Developments.

CONDITIONS

REASONS FOR CONDITIONS

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

12/ 13. That a financial contribution in the sum of £1,095. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.

12/ 13. 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.

13. That the shops shall be used for the sale of hot food for consumption off the premises or for gaming or a betting office unless such uses are authorized by a planning grant of special permission of the Planning Authority or by a Board Resolution

13 To prevent unauthorized development;

12/

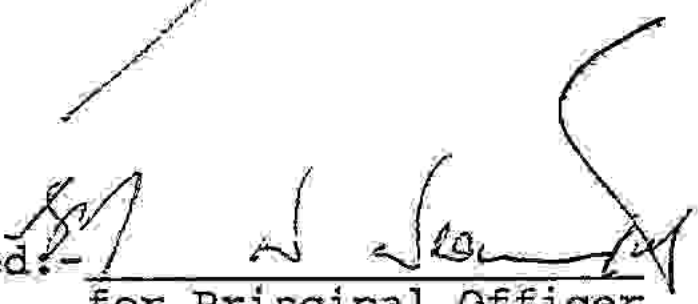
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed to erect 2 shop units adjoining existing units 1 and 2, at Johnstown Cottages, Palmerstown for Adeva Developments.

(Continued)

N18 (MG/DK)

Endorsed: 
for Principal Officer


For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to GRANT PERMISSION for the above proposal, subject to the (13) conditions set out above is hereby made.

Dated: 6/8/1991.


APPROVED OFFICER

Assistant City & County Manager:
to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th July, 1991. 6/8/91

Mary.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0962.
 DEVELOPMENT: 2 shop units adj. existing units 1 and 2.
 LOCATION: Johnstown Cottages, Palmerstown.
 APPLICANT: Adeva Developments Ltd.
 DATE LODGED: 10.6.91.

Based on floor areas a total of 7 no. off-street car parking spaces are required. Applicant to submit a revised car parking layout to show compliance with Development Standards before any works commence on site.

Footpath and kerb (to be dished) fronting the site requires reconstruction, taking due account of the road improvement reservation line. The works must be undertaken by the applicant at his expense, to the satisfaction of the Area Engineer (Roads Maintenance).

- 1) A financial contribution, in the sum of money equivalent to the value of £1,400.00 as on 1st January, 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the developer to Dublin County Council towards the cost of road improvements and Traffic Management proposals in the area serving this development.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 24.07.91
 Time 9.55

TB/BMcC
 15.7.91.

SIGNED: C. J. B.
 DATE: 15/7/91

ENDORSED: _____
 DATE: _____

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/~~Application~~

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

To D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Rd., Dublin 16.

Decision Order P/3570/91 - 06.08.1991
Number and Date

Register Reference No. 91A-0962

Planning Control No. _____

Application Received on 10.06.1991

Applicant Adeva Developments.

Floor Area: 132.68 sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/~~Application~~ for:

to erect 2 shop units adjoining existing units 1 and 2, at

Johnstown Cottages, Palmerstown.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	4. In the interest of health.
5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.	5. In order to comply with the Sanitary Services Acts 1878-1964.

(Continued)

Signed on behalf of the Dublin County Council _____


For Principal Officer

Date 06.08.1991

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>6. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.</p>	<p>6. In the interest of the proper planning and development of the area.</p>
<p>No plastic illuminated box signs to be erected on the premises.</p>	
<p>7. That adequate provision be made for the disposal of litter outside the premises. Litter bins to be provided in prominent locations both inside and outside the premises. Details to be agreed with Planning Authority in writing.</p>	<p>7. In the interest of the proper planning and development of the area.</p>
<p>8. That no music or other sound shall be broadcast or amplified externally from the premises.</p>	<p>8. In the interest of the proper planning and development of the area.</p>
<p>9. That a brick wall suitably capped and rendered to be erected along the frontage of the site, save at the entry ope. A 500 m. m. landscaping strip to be provided inside side boundaries and dwarf wall to front of site. Ornamental trees (e.g. Cherry Blossom) to be planted at three metre intervals interspersed with durable self maintained shrubbery. All planting to be completed prior to the commencement of retail sales.</p>	<p>9. In the interest of the proper planning and development of the area.</p>
<p>10. That the footpath and kerb along the frontage of the site to be reconstructed and dished to the requirements of the Area Engineer, Roads Maintenance (regard being had to the road improvement reservation line at this location) All works to be carried out by the applicants at their own expense prior to the occupation of the shop units.</p>	<p>10. In the interest of the proper planning and development of the area.</p>

(Continued)

NOTE:

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

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

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR, ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/

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

To D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Rd., Dublin 16.
Applicant Adeva Developments.

Decision Order P/3570/91 - 06.08.1991
Number and Date

Register Reference No. 91A-0962

Planning Control No.

Application Received on 10.06.1991

Floor Area: 132.68 sq. m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

to erect 2 shop units adjoining existing units 1 and 2, at

Johnstown Cottages, Palmerstown.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
(Continued)	
11. That the proposed car parking area to the front of the shop units be hard surfaced. All car spaces to be marked out on site prior to the occupation of the units.	11. In the interest of the proper planning and development of the area.
12. That a financial contribution in the sum of £1,095 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development, and which facilitate this development; this contribution to be paid before the commencement of development on the site.	12. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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.

Signed on behalf of the Dublin County Council



For Principal Officer

Date 06.08.1991

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS	REASONS FOR CONDITIONS
<p>13. That the shops shall not be used for the sale of hot food for consumption off the premises or for gaming or a betting office unless such uses are authorised by a further grant of permission of the Planning Authority or by An Bord Pleanala.</p>	<p>13. To prevent unauthorised development.</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.

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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.

COMHAIRLE CHONTAE ÁTHA CLATH

RECEIPT CODE

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

None of this receipt is not an
acknowledgement of a fee
tendered is the prescribed application
fee.

N 41337

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

£ 581

Received this 24th day of June 1971

from Desmond Mc Carthy & Co
Lynwood House, Ballinacorney road

the sum of five Pounds

eight pence, being balance of fee

on 21/6/1971

Michael O'Rourke Cashier

S. CAREY
Principal Officer
Class 4
Balance



Bloc 2, Ionad Bheatha
Block 2, Irish Life Centre
Sraid na Mainistreach
Lower Abbey Street,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)72475
Fax. (01)724896

Register Reference : 91A/0962

Date : 18th June

Dear Sir/Madam,

Development : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

Applicant : Adeva Developments c/o

App. Type : PERMISSION

Date Recd : 10th June 1991

24 JUN 91

Your application in relation to the above was submitted with a fee of 232.19 .

On examination of the plans submitted it would appear that the appropriate amount should be 238.00 .

You should be obliged if you would submit the balance of 5.81 as soon as possible as a decision cannot be made on this application until the correct fee is received.

John Tierney

Yours faithfully,

PRINCIPAL OFFICER

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/0962

Date : 11th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 shop units adjoining existing units 1 and 2

LOCATION : Johnstown Cottages, Palmerstown

APPLICANT : Adeva Developments c/o

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 10th June 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

D. McCarthy & Co.,
Consulting Engineers,
Lynwood House,
Ballinteer Road,
Dublin 16



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 SITE ADJACENT EXISTING UNITS 1 & 2,
(If none, give description sufficient to identify) JOHNSTOWN COTTAGES, PALMERSTOWN.

3. Name of applicant (Principal not Agent) ADEVA DEVELOPMENTS

Address To D. Mc. CARTHY & Co. Tel. No. 989244

4. Name and address of D. Mc. CARTHY & Co CONSULTING ENGINEERS,
person or firm responsible for preparation of drawings LYNDWOOD HOUSE, BALLINTEER RD. D16. Tel. No. 989244 / 989447

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



6. Brief description of proposed development 2 SHOP UNITS

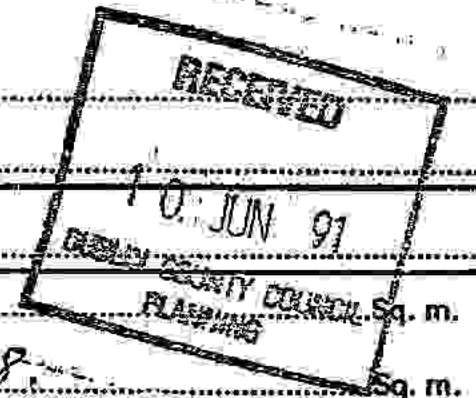
7. Method of drainage EXISTING 8. Source of Water Supply EXISTING

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 N/A

(b) Proposed use of each floor N/A

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



11.(a) Area of Site 210 Sq. m.

(b) Floor area of proposed development 132.68 Sq. m.

(c) Floor area of buildings proposed to be retained within site N/A 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: WHERE APPLICABLE.

15. List of documents enclosed with application: 4 Copies of Dever No 9256/5
Public Notice "Irish Press" June 18th 1991

16.Gross floor space of proposed development (See back) 132.68 Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development 4

Fee Payable £ 232.19 Basis of Calculation £1.75 x 132.68

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Brian O'Hanagan Date 07 June 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0962

Amount Received £ 1.40

Receipt No 17/12

Date 17/12

Irish Press 1/091

232.19 0/6
N41148

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
tendered is the prescribed application
fee. N 41148

£ 232.19

Received this 10th day of June 1991

from D. McCarthy & Co. Ltd,
Lynwood House,
Ballinteer Rd.

the sum of two hundred and thirty two Pounds

nineteen Pence, being fee for
planning application at Units 1 & 2
Johnstown Ests, Palmerstown

Noelle Deane Cashier

S. CAREY
Principal Officer

Class 11