

PROPOSED EXTENSION & ALTERATIONS TO:

No1 & No2 VESEY TERRACE
LUCAN
CO DUBLIN

STRUCTURAL CALCULATIONS & DETAILS



Prepared by: Denis Campbell C.Eng., M.I.C.E.

Deois Campbell, C.Eng., M.I.C.E.
Civil Engineer

Job Title:

Job Ref. No.

Calcd by:

Date:

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Denis Campbell, C.Eng., M.I.C.E.
Civil Engineer

Job Title:

1 & 2 VESBY TERRACE,
LUCAN

Job Ref. No.

Calc'd by

J Campbell

Date:

SEP '91

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LOADINGS

Roof

Dead
LIVE

tiles, timbers

0.75 kW/m²

0.75 kW/m²

$$\begin{aligned} \text{TOTAL SERVICE LOAD} &= 0.75 + 0.75 = 1.5 \text{ kW/m}^2 \\ \text{TOTAL ULTIMATE LOAD} &= (0.75 \times 1.4) + (0.75 \times 1.6) = 2.3 \text{ kW/m}^2 \end{aligned}$$

Ceiling

Dead
LIVE

joists

0.25 kW/m²

0.25 kW/m²

$$\begin{aligned} \text{TOTAL SERVICE LOAD} &= 0.25 + 0.25 = 0.5 \text{ kW/m}^2 \\ \text{TOTAL ULTIMATE LOAD} &= (0.25 \times 1.4) + (0.25 \times 1.6) = 0.8 \text{ kW/m}^2 \end{aligned}$$

First floor

Dead
LIVE

joists, boards

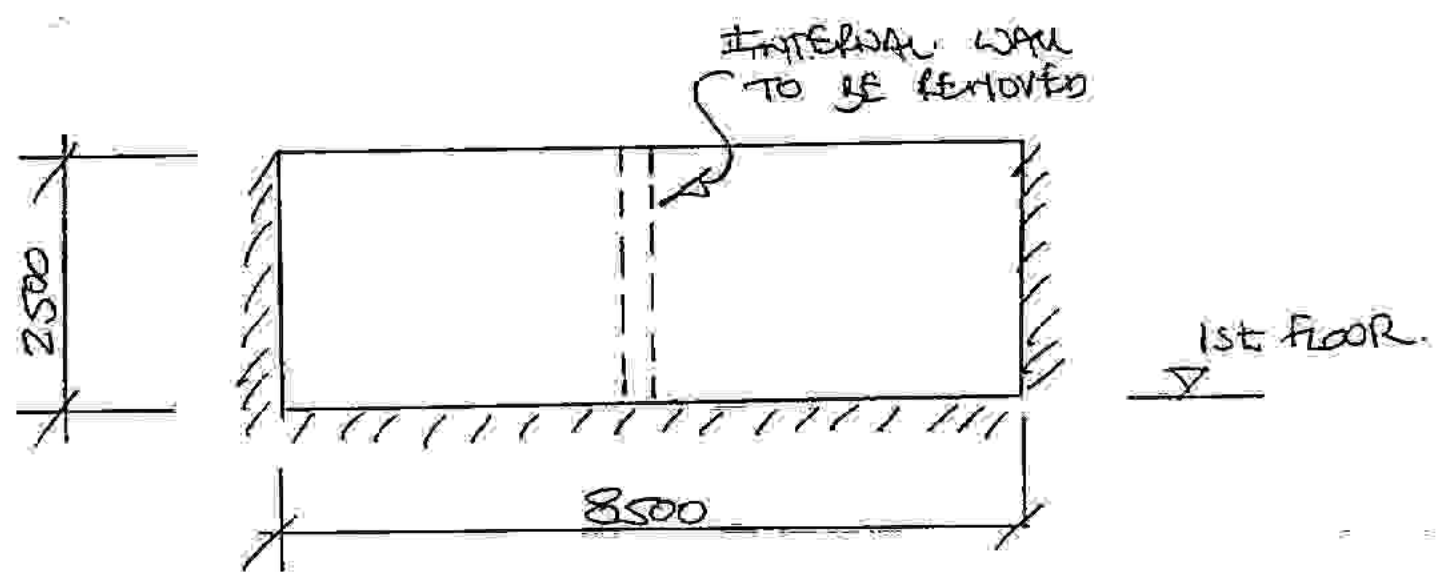
0.30 kW/m²

office use

2.50 kW/m²

$$\begin{aligned} \text{TOTAL SERVICE LOAD} &= 0.30 + 2.50 = 2.8 \text{ kW/m}^2 \\ \text{TOTAL ULTIMATE LOAD} &= (0.30 \times 1.4) + (2.50 \times 1.6) = 4.4 \text{ kW/m}^2 \end{aligned}$$

FRONT WALL OVER FIRST FLOOR (BRACING WALL REMOVED)



Wind loading

$$V_s = 46 \times 0.65 = 29.9 \text{ m/s}$$

$$q = 0.55 \text{ kN/m}^2$$

$$\frac{h}{s} = \frac{7.0}{10.0} = 0.7$$

$$\frac{e}{s} = \frac{11.0}{10.0} = 1.1$$

$$C_{pe} = +0.7$$

$$P = 0.55(0.7 + 0.3) = 0.55 \text{ kN/m}^2$$

front wall 500 thick random rubble masonry

$$f_{kx} // = 0.10 + 3.5 \times (0.02 \times 1.25) = 0.19 \text{ N/mm}^2$$

$$f_{kx} \perp = 0.20 \text{ N/mm}^2$$

$$\mu = \frac{0.19}{0.20} = 0.95 \quad h/L = 2500/8500 = 0.30$$

$$\alpha = 0.0315$$

design moment $M = 0.0315 \times 1.4 \times 0.55 \times 8.5^2 = 1.75 \text{ kNm}$

design moment of resistance = $M_R = \frac{f_{kx} z}{\gamma_m}$

500 thick wall $z = \frac{1.0 \times 0.5^2}{6} = 0.042 \text{ m}^3$

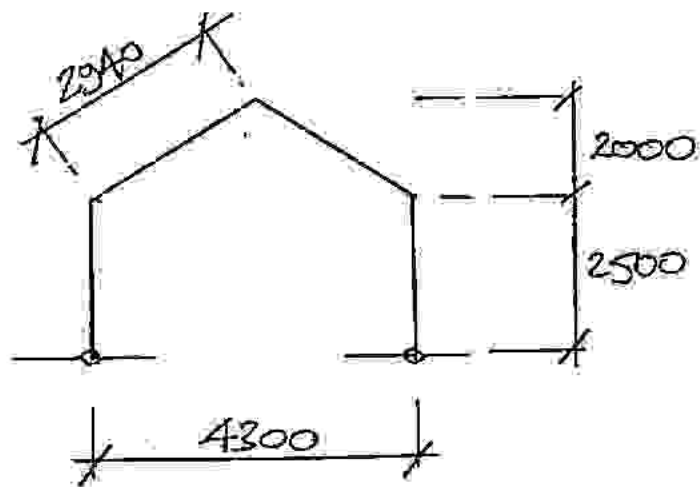
$$M_R = \frac{0.20 \times 0.042 \times 10^6}{3.5 \times 10^3} = 2.4 \text{ kNm} > 1.84 \text{ kNm}$$

BRACE EXTERNAL WALL WITH STEEL PORTAL

D Campbell

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INTERNAL STEEL PORTAL FRAME



Steel Designers Manual - Rigid frames

frame IV

$$K = \frac{2500}{2940} = 0.85$$

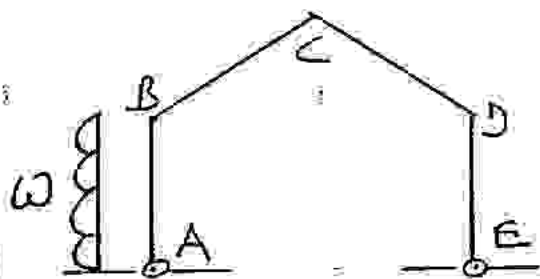
$$\phi = \frac{2000}{2500} = 0.80$$

$$m = 1 + 0.80 = 1.80$$

$$B = 2(K+1) + m = 5.50$$

$$C = 1 + 2m = 4.60$$

$$N = B + mC = 13.78$$



Loading wind (service)

$$w = 8.5 / 2 \times 0.55 = 2.3 \text{ kN/m}$$

$$M_g = \frac{-wh^2}{8} \times \frac{2(B+C)+K}{N} = -3.3 \text{ kNm}$$

$$M_B = \frac{wh^2}{2} + M_g = 3.9 \text{ kNm}$$

$$M_C = \frac{wh^2}{4} + m M_g = -2.3 \text{ kNm}$$

Portal Rafter

By observation

use: 203x203x46 U.C

Portal Column

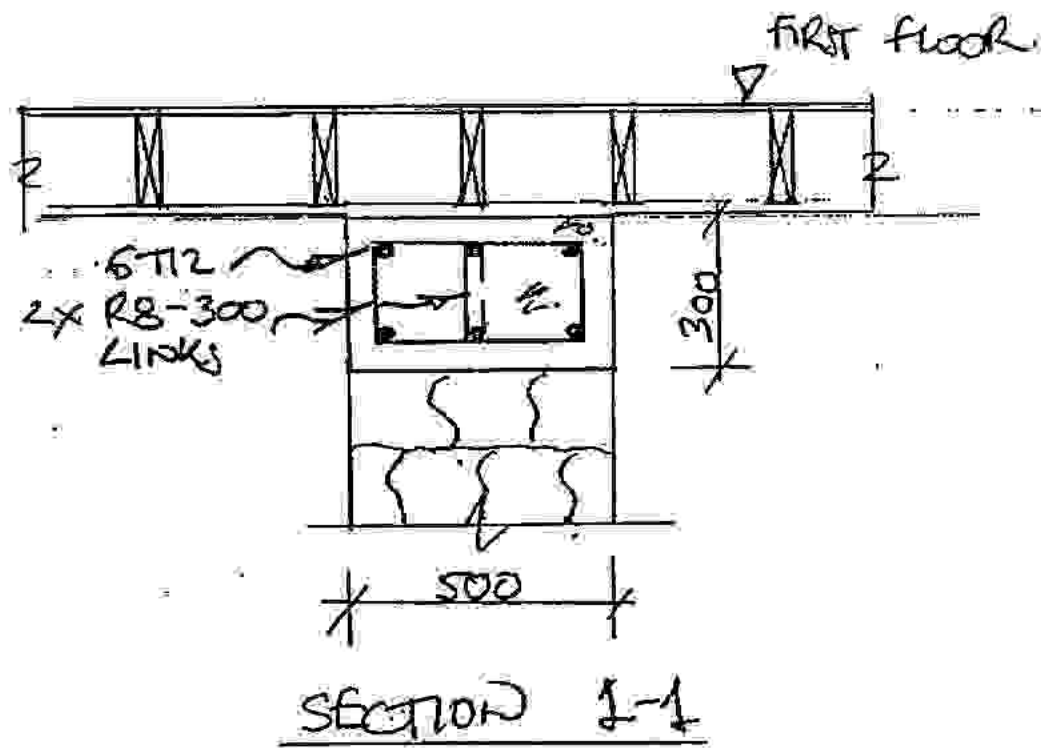
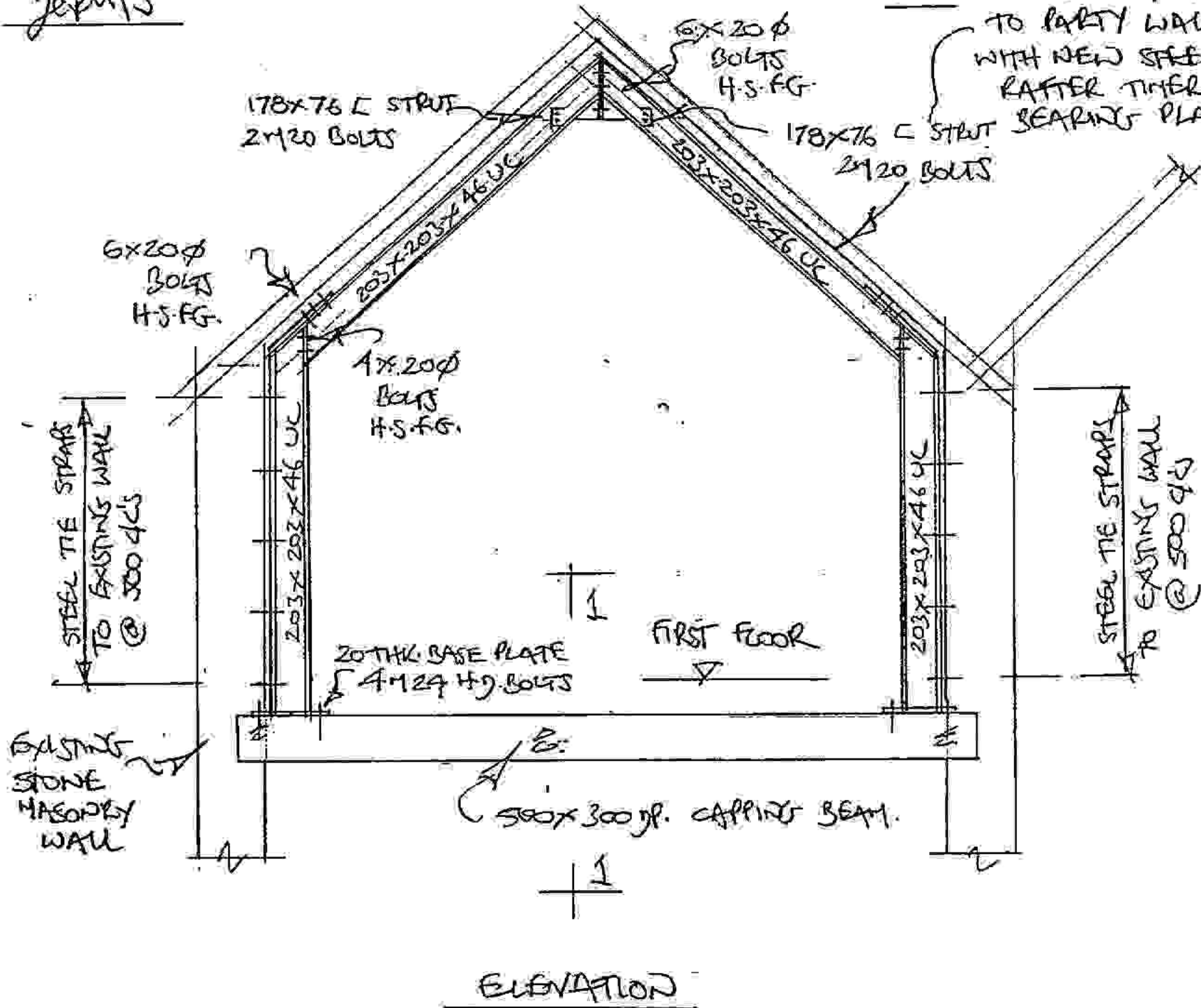
By observation

use: 203x203x46 U.C.

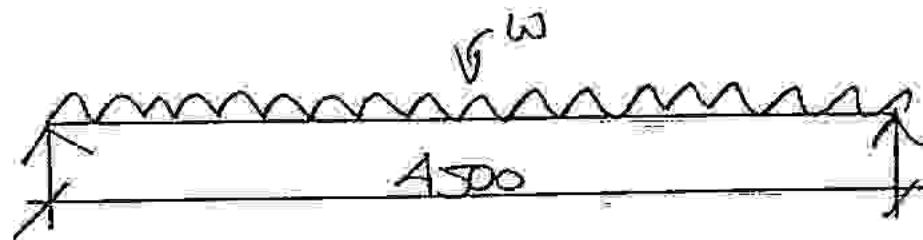
Job Title:	Job Ref. No.	
Calcd by <i>D Campbell</i>	Date:	Page 5 of

Details

NOTE: REPLACE EXISTING ROOF TO PARTY WALL FIXINGS WITH NEW STEEL PORTAL RAFTER TIE TIMBER BEARING PLATE FIXINGS



FIRST FLOOR JOISTS



loading (service)

$$w = 2.8 \text{ kN/m}^2$$

Existing floor joists = 35x175 @ 300 c/c's

$$\text{load (service) per joist} = 2.8 \times 0.3 = 0.84 \text{ kN/m}$$

$$M = 0.84 \times 4.5^2 / 8 = 2.1 \text{ kNm}$$

$$f_b = \frac{2.1 \times 10^6 \times 6}{35 \times 175^2} = 11.8 \text{ N/mm}^2 \quad \underline{\text{NO.}}$$

Try intermediate 44x175 joists

$$\text{load service per joist} = 2.8 \times 0.15 = 0.42 \text{ kN/m}$$

$$M = 0.42 \times 4.5^2 / 8 = 1.0 \text{ kNm}$$

$$f_b = \frac{1.0 \times 10^6 \times 6}{44 \times 175^2}$$

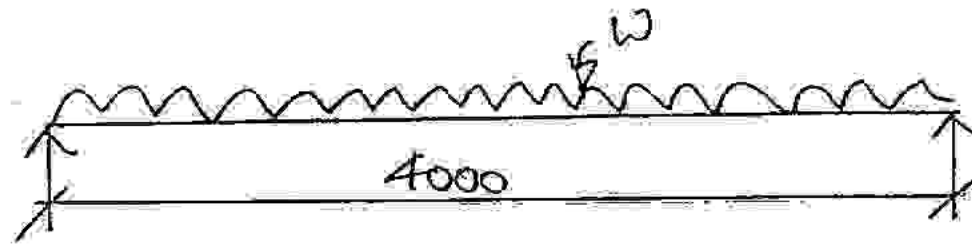
EXISTING FLOOR USE: 44x175 INTERMEDIATE JOISTS
TIMBER STRENGTH CLASS B

New floor joists try 75x175 @ 300 c/c's

$$f_b = \frac{2.1 \times 10^6 \times 6}{75 \times 175^2}$$

NEW FLOOR USE: 75x175 @ 300 c/c's JOISTS
TIMBER STRENGTH CLASS B

NEW OPENING (RETURN) STAIRWAY & RECEPTION AREA - GROUND FLOOR



loading (ultimate) w

wall over	$2.5 \times 0.5 \times 22.0 \times 1.4$	$= 38.5 \text{ kN/m}$
roof	$9.0/2 \times 2.3$	$= 10.45 \text{ "}$
fst floor	$9.0/2 \times 4.4$	$= 19.8 \text{ "}$
		<u>68.7 kN/m</u>

$$M = 68.7 \times 4.0^2 / 8 = 137.4 \text{ kNm}$$

Try 2 no. 203x203x46 UCs

$$\lambda = \frac{400}{5.11} = 78$$

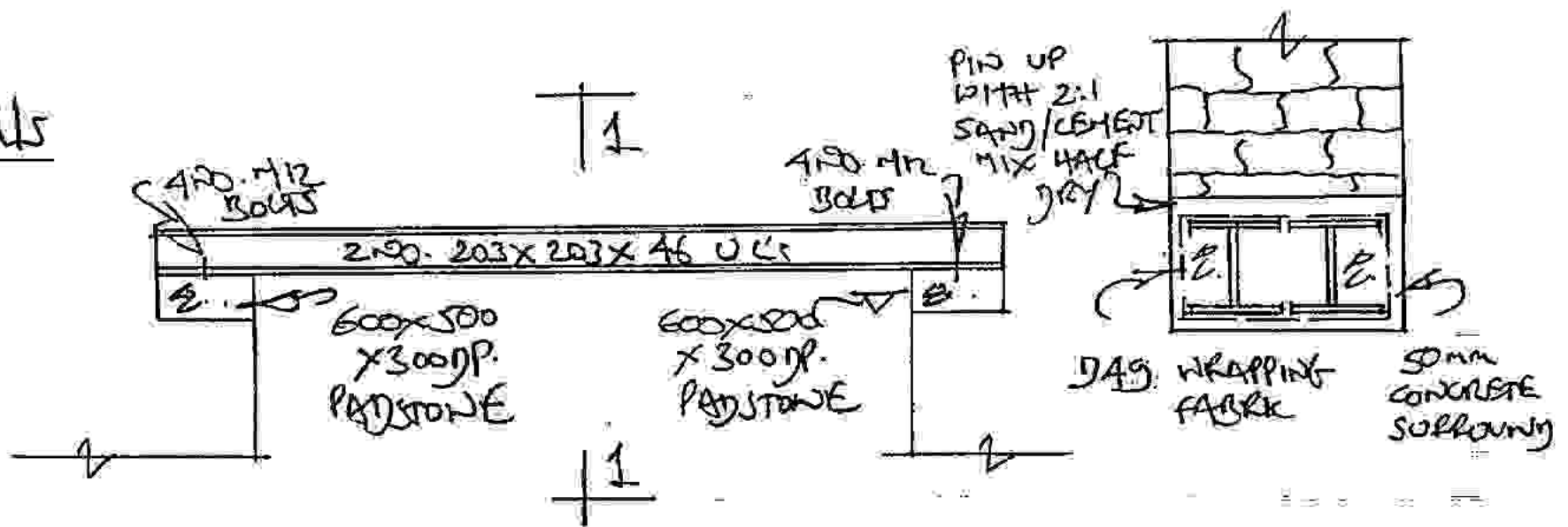
$$e = 18.5$$

$$p_b = 208 \text{ N/mm}^2$$

$$M_b = \frac{208 \times 497.4}{1000} = 103.5 \text{ kNm}$$

use: 2 no. 203x203x46 UCs

details



ELEVATION

SECTION 1-1

Denis Campbell, C.Eng., M.I.C.E.
Civil Engineer

Job Title:

Job Ref. No.

Calc'd by

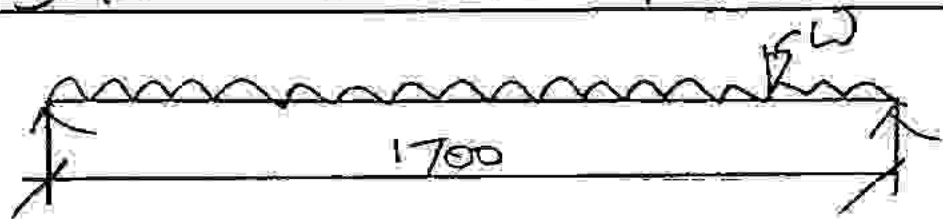
Date:

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D Campbell

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NEW OPENING BETWEEN RECEPTION & WAITING ROOM - Ground floor



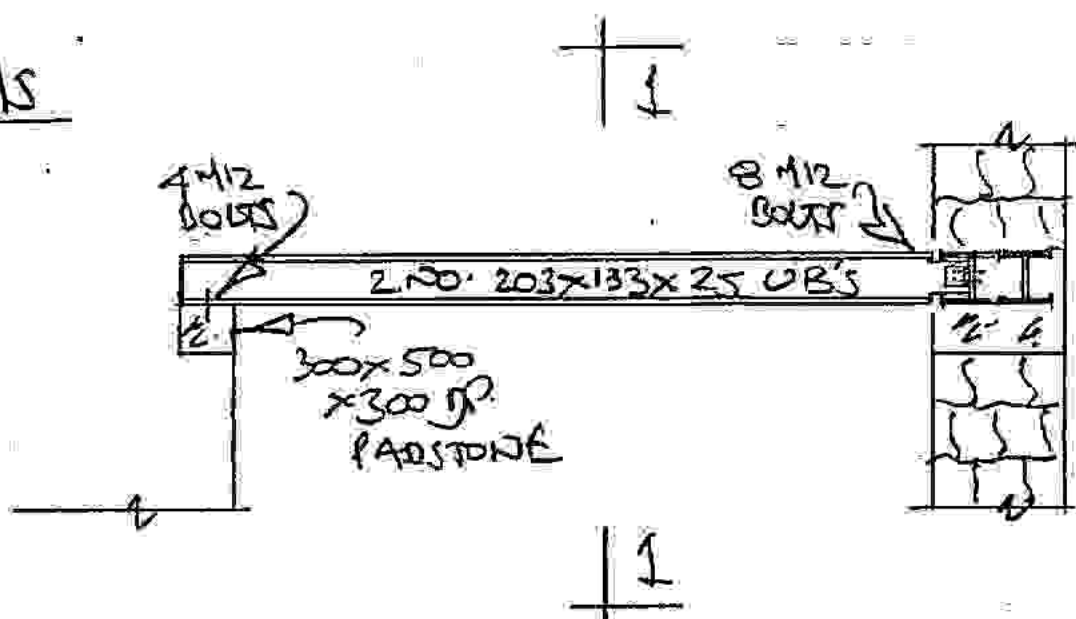
Loading (ultimate) w wall over $3.5 \times 0.5 \times 22.0 \times 1.4 = 53.9 \text{ kN/m}$

$$M = 53.9 \times 1.7^2 / 8 = 19.5 \text{ kNm}$$

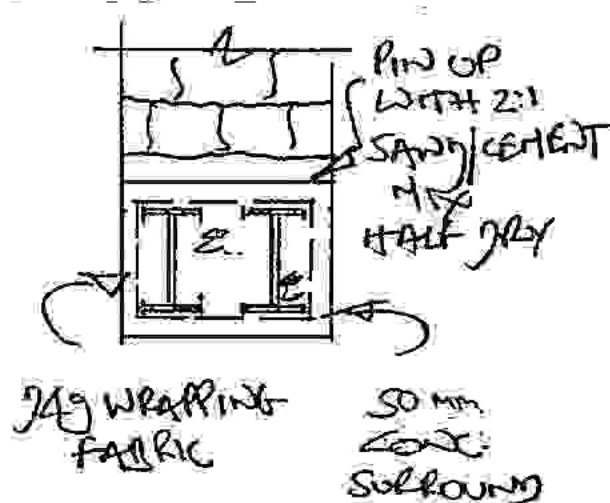
By observation

use: 200 203x133x25 UB's

Details



ELEVATION



SECTION 1-1

NOTES

1. ALL STRUCTURAL STEELWORK SHALL GIVEN A MINIMUM OF 1 HOUR FIRE PROTECTION BY SURROUNDING STEEL IN A MINIMUM OF 50mm CONCRETE. JAG WRAPPING FABRIC TO BE PLACED AROUND STEELWORK BEFORE CONCRETE SURROUNDING IS PLACED.
2. THERE IS A BOW ALONG THE EXISTING ROOF RIDGE LINE. IT IS RECOMMENDED TO CARRY OUT A SURVEY OF THE STRUCTURAL TIMBERS - ROOF & FIRST FLOOR WITHIN THE EXISTING BUILDING TO CONFIRM CONDITION OF STRUCTURAL TIMBERS. IF REQUIRED REMEDIAL WORK - TREATMENT OR REPLACEMENT SHOULD BE CARRIED OUT.
3. THERE IS AN AREA OF DAMP ON THE INTERNAL FACE OF THE FRONT WALL OF THE EXISTING BUILDING
4. THERE ARE DIAGONAL CRACKS ON THE CEILING OF EXISTING NO. 1 VESSEY TERRACE.
5. THERE IS AN EXISTING SEPARATING CRACK BETWEEN THE FRONT WALL AND PARTY WALL BETWEEN NO. 4 & NO. 2 VESSEY PLACE. WHERE THE CRACK EXISTS AT GROUND FLOOR LEVEL THE STRAPS SHOULD BE TIED AT 900mm CENTRES FROM FRONT WALL EITHER SIDE OF PARTY WALL.
6. THERE IS AN EXTERNAL CRACK ON THE FRONT WALL ON THE PARTY WALL LINE BETWEEN NO. 4 & NO. 2 VESSEY PLACE. THIS CRACK SHOULD BE REPAIRED BY REMOVING AND REPLACING CRACK BRICKWORK PACKING NEW MORTAR FIRMLY IN JOINTS BETWEEN NEW BRICKWORK.
7. NEW MASONRY SHOULD BE TIED TO EXISTING MASONRY WHERE RETAINED WITH SCREW FIX TIES AT 450mm CENTRES VERTICALLY
8. EXISTING FIRST FLOOR SHOULD BE STRENGTHENED TO TAKE INCREASED DESIGN LOADINGS WITH INTERMEDIATE 44x175 FLOOR JOISTS.
9. MATERIALS OF THE FOLLOWING STRENGTHS TO BE USED:

CONCRETE	$f_{cu} = 30 \text{ N/mm}^2$
TIMBER -	STRENGTH CLASS B - SCB
BLOCKWORK	$f_k = 5 \text{ N/mm}^2$
10. DOUBLE NEW FLOOR JOISTS UNDER LIGHTWEIGHT PARTITIONS.

DUBLIN COUNTY COUNCIL

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

T 24755 (ext. 262/264)

Notification of Decision to Grant Permission/~~Approval~~

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

To **Derek E. Dockrell,**
68 Frankfort Avenue,
Dublin 6.

Applicant **S. Treacy.**

Decision Order Number and Date **P/3931/91 30.08.91**

Register Reference No. **91A/1118**

Planning Control No. _____

Application Received on **03.07.91**

Floor Area: total: **187 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/~~Approval~~ for:-

change of use of Nos. 1 and 2 Vesey Terrace, Lucan, co. Dublin from residential use to medical use and for the erection of a two-storey extension to the rear for medical use.

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 all external finishes harmonise in colour and texture with existing premises.	3. In the interest of visual amenity.
4. That a financial contribution in the sum of £1200. (i.e. £600. per car space) in lieu of provision of 2 no. car parking spaces be paid by the proposer to the Dublin County Council towards the cost of traffic management 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.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Over

Signed on behalf of the Dublin County Council


For Principal Officer

Date **30 August 1991**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
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 a financial contribution in the sum of £1509.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.	6. 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.
7. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	7. In the interest of health.
8. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	8. In the interest of safety and the avoidance of fire hazard.
9. That no signage, including those which are exempted development, be erected without the prior approval of the Planning authority. In this regard it should be noted that the proposed location of signage in the front garden area is unacceptable given the location of the proposed site within the Lucan Conservation Area.	9. To prevent unauthorised development.
10. That the "ridge patent glazing" on the roof of the existing building be omitted.	10. In the interest of visual amenity having regard to the location of the site in the Conservation Area.
11. That the circular window ope and gable over in the proposed extension be omitted. The applicants are to submit revised elevational treatment for this extension, for the written agreement of the Planning Authority prior to the commencement of development on site.	11. In the interests of visual amenity and to reduce the impact of the proposed extension on adjoining residential properties.

Over

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

T 24755 (ext. 262/264)

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

Notification of Decision to Grant Permission/Approval
Local Government (Planning and Development) Acts, 1963-1983

To **Derek E. Dockrell,** Decision Order **P/3931/91 30.08.91**
Number and Date
68 Frankfort Avenue, Register Reference No. **91A/1118**
Dublin 6. Planning Control No.
Application Received on **03.07.91**
Applicant **S. Treacy.** Floor Area: total: **187 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/Approval for:-
change of use of Nos. 1 and 2 Vesey Terrace, Lucan, co. Dublin from residential use to medical use and for the erection of a two-storey extension to the rear for medical use.


SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
12. That the existing railing, gates and pedestrian entrance to both Nos. 1 and 2 Vesey Terrace be retained. The existing gardens to be retained as grassed areas.	12. In the interest of visual amenity in the Lucan Conservation Area.
13. That the windows in the front elevation indicated on drawings as being replaced, are to be replaced with wooden windows with similar sub-divisions as those existing. Windows must not be used for display purposes.	13. In the interest of visual amenity in the conservation area.

NOTE 1: 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.

NOTE 2: Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.

Signed on behalf of the Dublin County Council


For Principal Officer

Date **30 August 1991**

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS

NOTE:

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

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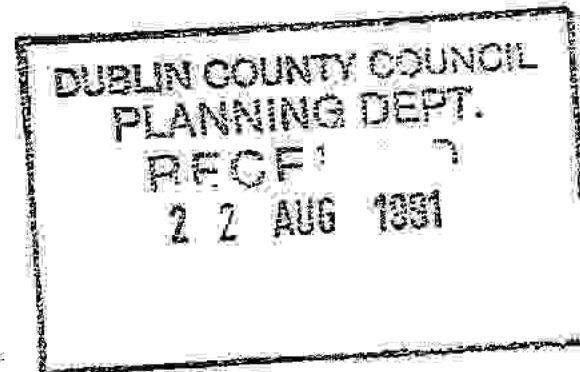
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Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

68. Frankfort Avenue,
Rathgar,
Dublin 6.

Dublin County Council,
Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 2.



Re : 1/2 Vesey Terrace, Lucan.
Proposed Physiotherapy Practise.
Ref No. 91A/1118

Dear Sirs,

With reference to the above application, I would like to point out that the opening to the rear of the above site will be widened from the existing width to the original width, thus allowing sufficient width for cars to access the carparking area to the rear.

At present the width has been reduced by the adjoining owners but this matter will be resolved shortly.

Yours faithfully,

Derek Dockrell

Derek Dockrell.

Architect B Arch Dip Proj Man MRIAI R.I.B.A.

*Unsol. AI.
1.00-
91A/1118*

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/1118

Date : 4th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from residential use to medical use and
for the erection of a 2 storey extension to the rear
for medical use

LOCATION : No. 1 & 2 Vesey Terrace, Lucan

APPLICANT : S. Treacy

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 3rd July 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Derek E. Dockrell,
68 Frankfort Avenue,
Dublin 6.



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 1 AND 2 VESEY TERRACE LUCAN CO. DUBLIN
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MS. S. TREACY MCSP MISC P
 Address Tel. No.

4. Name and address of person or firm responsible for preparation of drawings DEREK E DOCKRELL
68 FRANKFORT AVENUE DUBLIN 6 Tel. No. 960471

5. Name and address to which notifications should be sent DEREK E DOCKRELL
68 FRANKFORT AVENUE DUBLIN 6

6. Brief description of proposed development CHANGE OF USE FROM RESIDENTIAL TO MEDICAL (PHYSIOTHERAPY) USE AND PROPOSED TWO STOREY EXTENSION TO THE REAR.

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. RESIDENTIAL.
 (b) Proposed use of each floor MEDICAL (PHYSIOTHERAPY PRACTICE)

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 APPROX 239 Sq. m.
 (b) Floor area of proposed development TOTAL 187 [MAIN HOUSES 99 EXTENSION * 88] Sq. m.
* TOTAL AREA INCLUDING EXISTING EXTENSION
 (c) Floor area of buildings proposed to be retained within site TOTAL 128 [MAIN HOUSE 99 EXTENSION 29] 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. APPLICATION TO FOLLOW 03 III 01

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
IN AS FAR AS IS REASONABLE.

15. List of documents enclosed with COVERING LETTER, APPLICATION FORM, FEE, ADVERTISEMENT
4 COPIES OF DRAWINGS, SITE LOCATION PLAN.
327.25
N 44059 m.

CO. DUBLIN - Planning permission is sought for change of use of nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin, from residential use to medical use and for the erection of a 2 storey extension to the rear for medical use. - S. Treacy.

No of dwellings proposed (if any) Class(es) of Development
 Fee Payable £ 327.25 Basis of Calculation £1.75 per sq. metre x 187.
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) D. Treacy Date 26th June 1991

Application Type P FOR OFFICE USE ONLY
 Register Reference 91A/1118
 Amount Received £ 2,240
 Receipt No
 Date 17-6

Er
 Herald
 20/6/91

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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 licensing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A.	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B.	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C.	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D.	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E.	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F.	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

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 ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

Issue of this receipt is not an
acknowledgement that the tax
tendered is the prescribed application
100.

PAID BY
CASH
CHEQUE
M.O.

Received this day of 19.....

from.....

the sum of Pounds
..... Pence, being.....

.....

S. CAREY
Principal Officer

Cashier

68. Frankfort Avenue,
Rathgar,
Dublin 6.

24th June 1991.

Dublin County Council,
Planning Dept.,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re : Proposed Physiotherapy Practice,
1/2 Vesey Terrace, Lucan, Co. Dublin.



Dear Sirs,

On behalf of my client, Ms. Siobhain Treacy, MCSP, MISCSP, I wish to apply for planning permission for the above development.

My client presently runs a small practice from Chapel Hill, Lucan and intends to relocate to the above premises. The intention is to provide the same number of consulting rooms, but with greatly improved dimensions as the present dimensions are too restricting for my clients requirements. Ms. Treacy is one of the leading sports Physiotherapists in this country and treats international athletes. For this reason a large room is required for the examination and rehabilitation of patients (especially athletes). In addition this room will also be used for gait analysis which due to the testing procedure requires a room of approximately 20 feet long.

The development will provide three car parking spaces to the rear of the site with access from Hanbury Lane. While realising that this is less than the requirements of the Development Plan, I would like to point out that the relocation will be from a premises that does not at present have any off street car parking and therefore the relocation will not contribute to car parking congestion in Lucan. In addition, it should be noted that the present use of the premises does not provide any car parking and therefore the change of use will not worsen the on street car parking situation.

The development will be subject of a building byelaw application which will be lodged within the next month.

The sign will be subject of a separate application.

Finally, I would like to stress that the relocation of my clients practice from Chapel Hill to Vesey Terrace is being completed in order to provide a greatly improved service to her clients and the community. The proposals will allow the treatment to take place in spaces that have been specifically designed for this purpose.

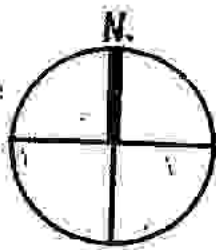
I trust that the above is in order.

Yours faithfully,

A handwritten signature in cursive script that reads "Derek Dockrell".

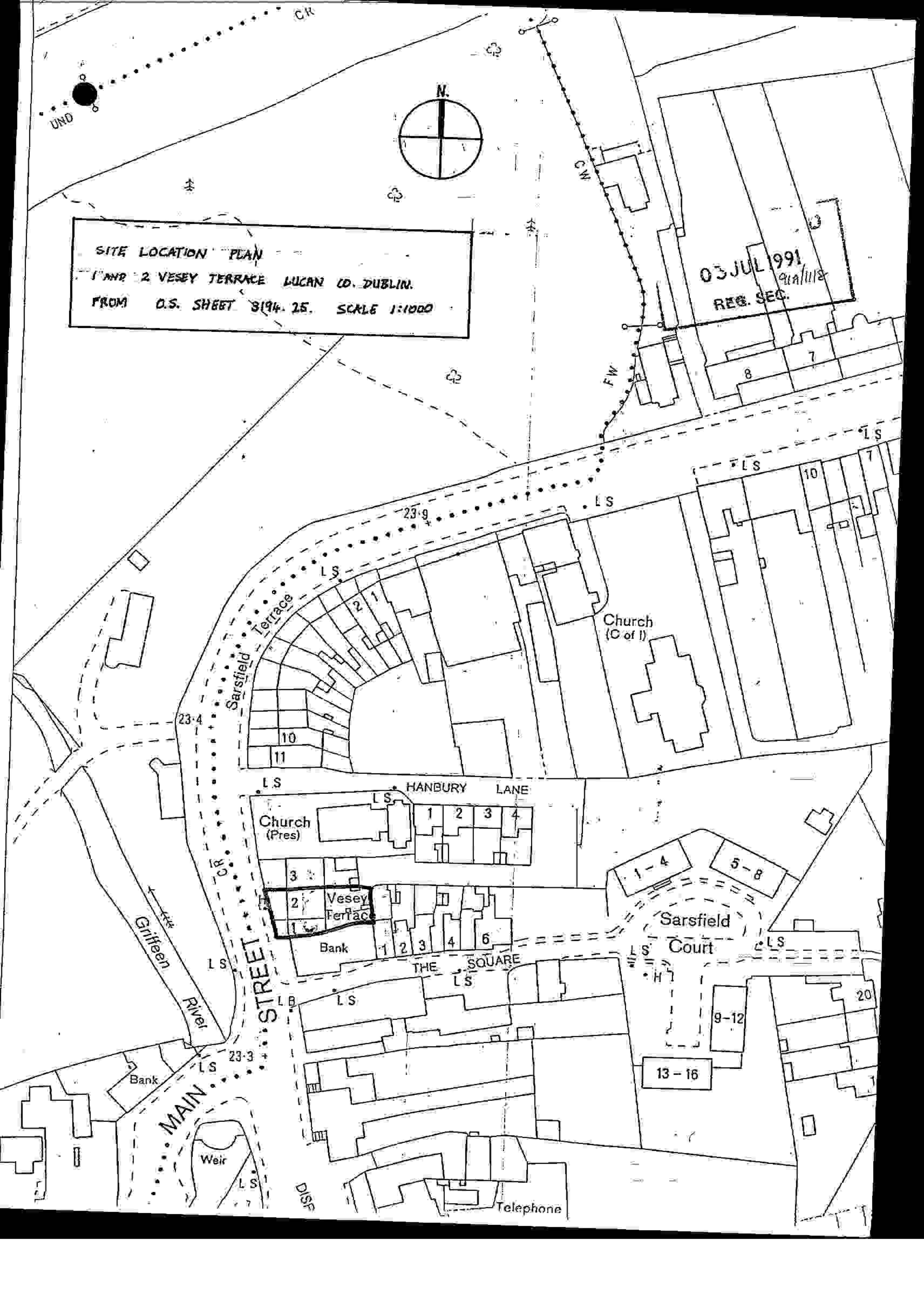
Derek Dockrell.

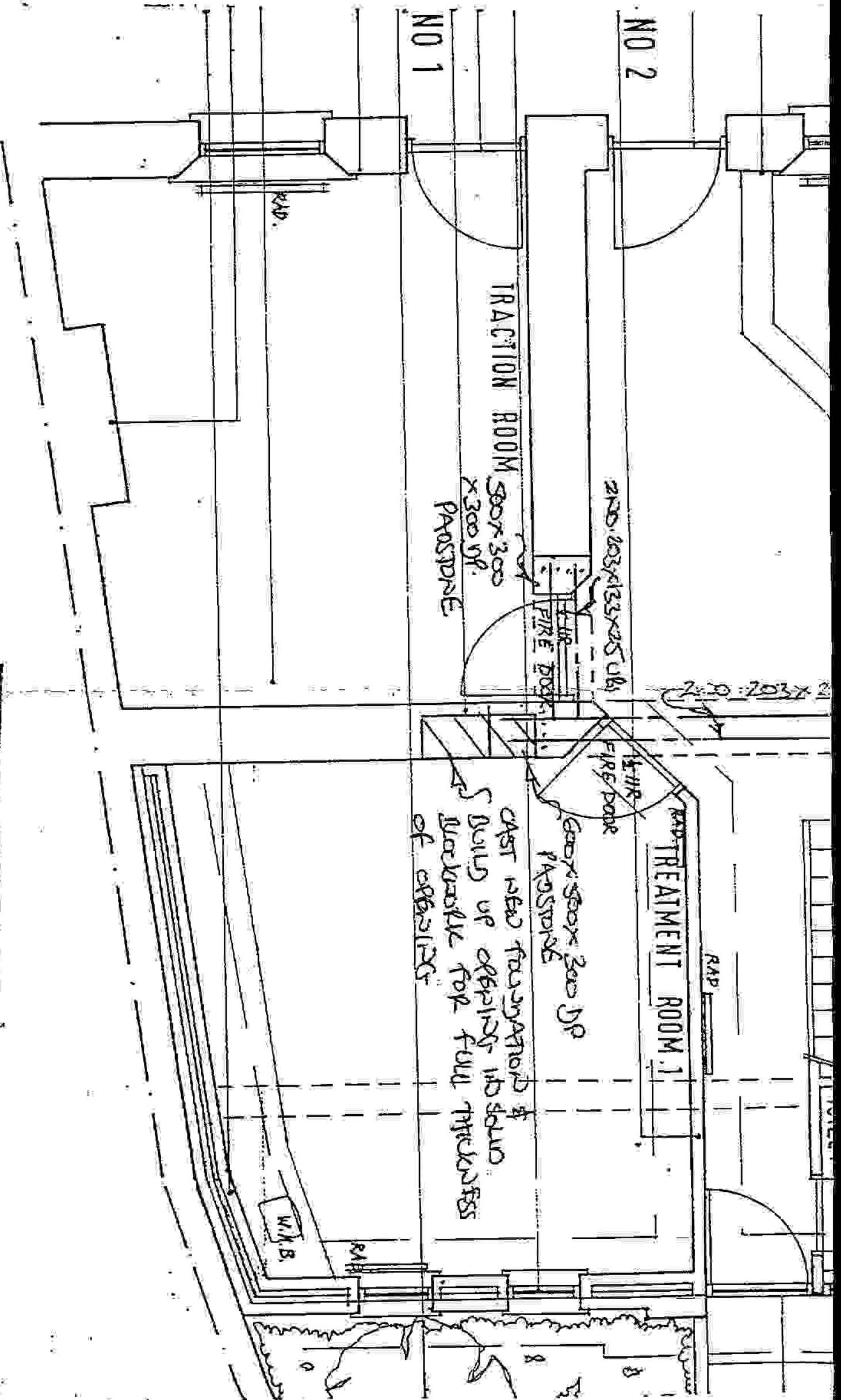
Architect BArch Dip Proj Man M.R.I.A.I. R.I.B.A.



SITE LOCATION PLAN
 1 AND 2 VESEY TERRACE LUCAN CO. DUBLIN.
 FROM O.S. SHEET 8194. 25. SCALE 1:1000

03 JUL 1991
 REG. SEC.

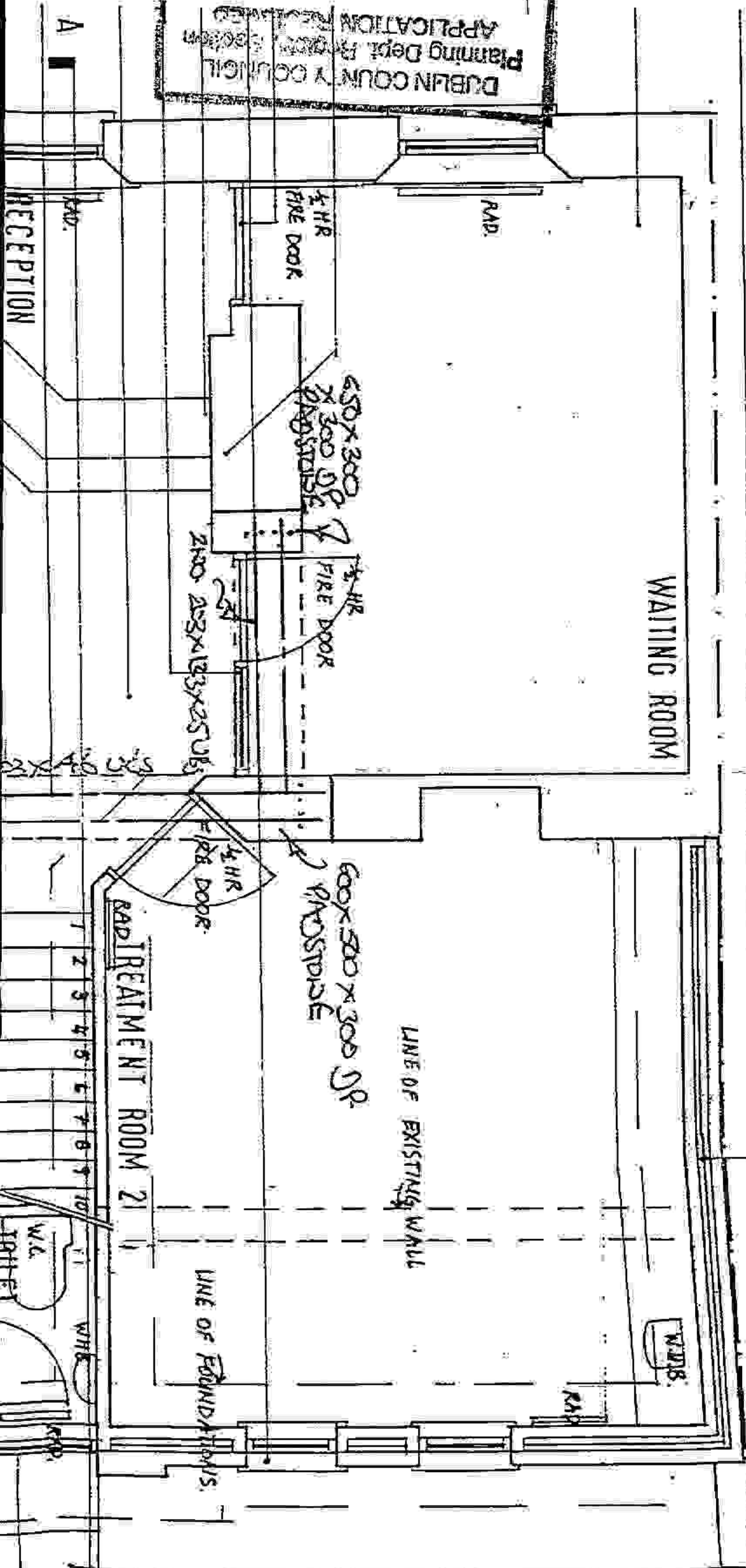




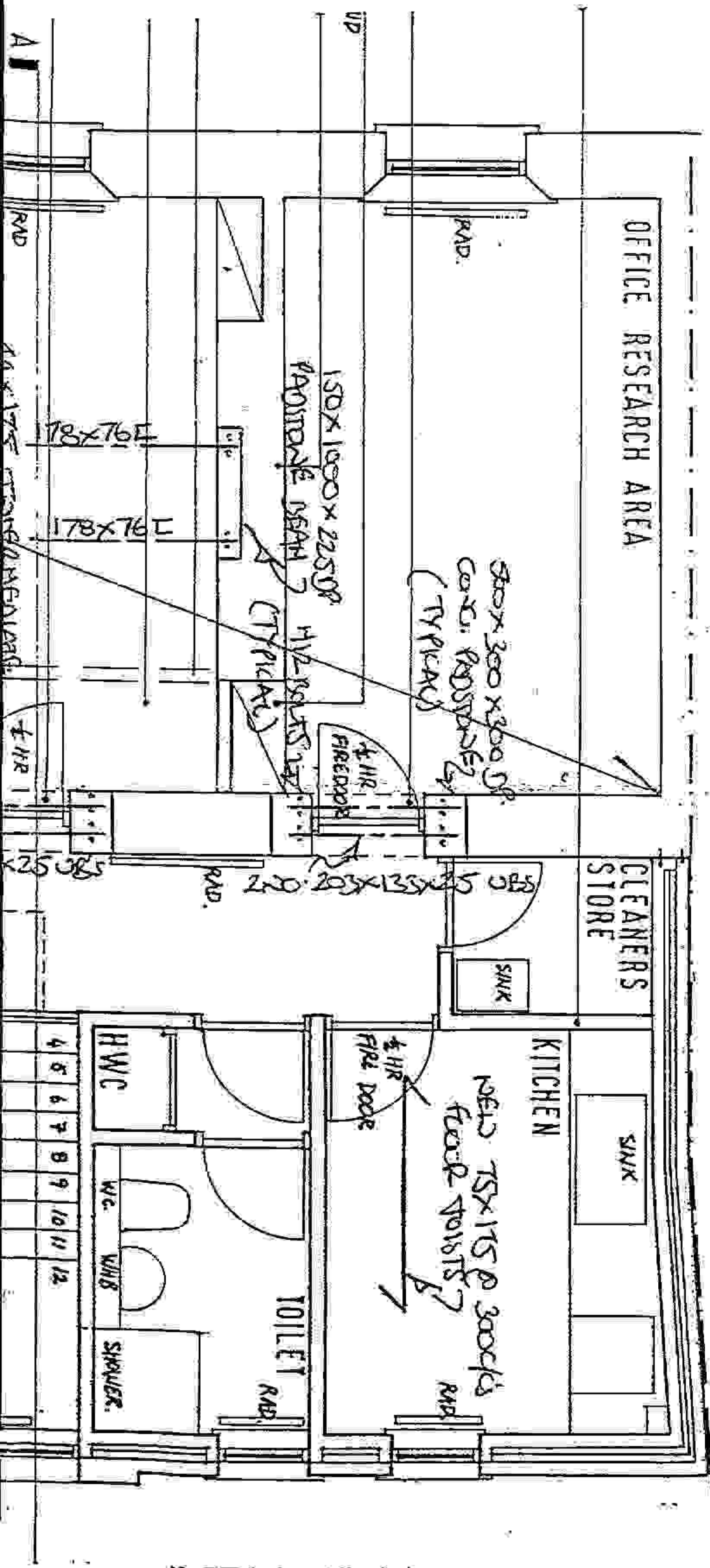
1: GROUND FLOOR PLAN

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 23 OCT 1991
 REG No. 91A/1118

DUBLIN COUNTY COUNCIL
Planning Dept. Section
APPLICATION REVIEWED
23 OCT 1991
Ref No. 91.0/1118



NO 3



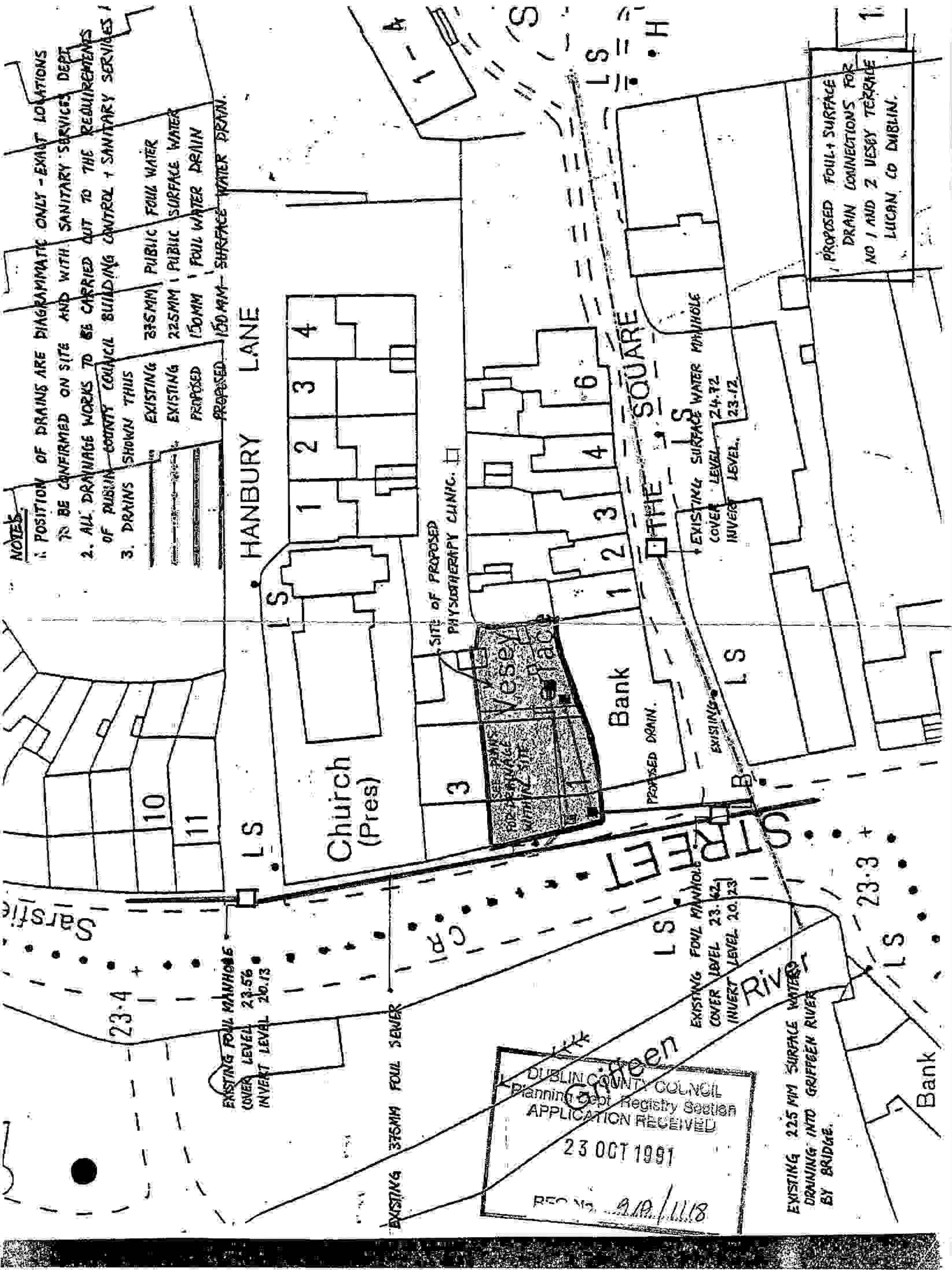
EXISTING

PROPOSED

NOTES

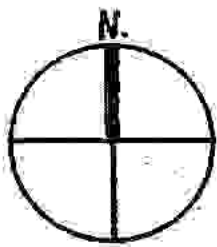
1. POSITION OF DRAINS ARE DIAGRAMMATIC ONLY - EXACT LOCATIONS TO BE CONFIRMED ON SITE AND WITH SANITARY SERVICES DEPT
2. ALL DRAINAGE WORKS TO BE CARRIED OUT TO THE REQUIREMENTS OF DUBLIN COUNTY COUNCIL BUILDING CONTROL + SANITARY SERVICES
3. DRAINS SHOWN THIS

- EXISTING 375MM PUBLIC FOUL WATER
- EXISTING 225MM PUBLIC SURFACE WATER
- PROPOSED 150MM FOUL WATER DRAIN
- PROPOSED 150MM SURFACE WATER DRAIN



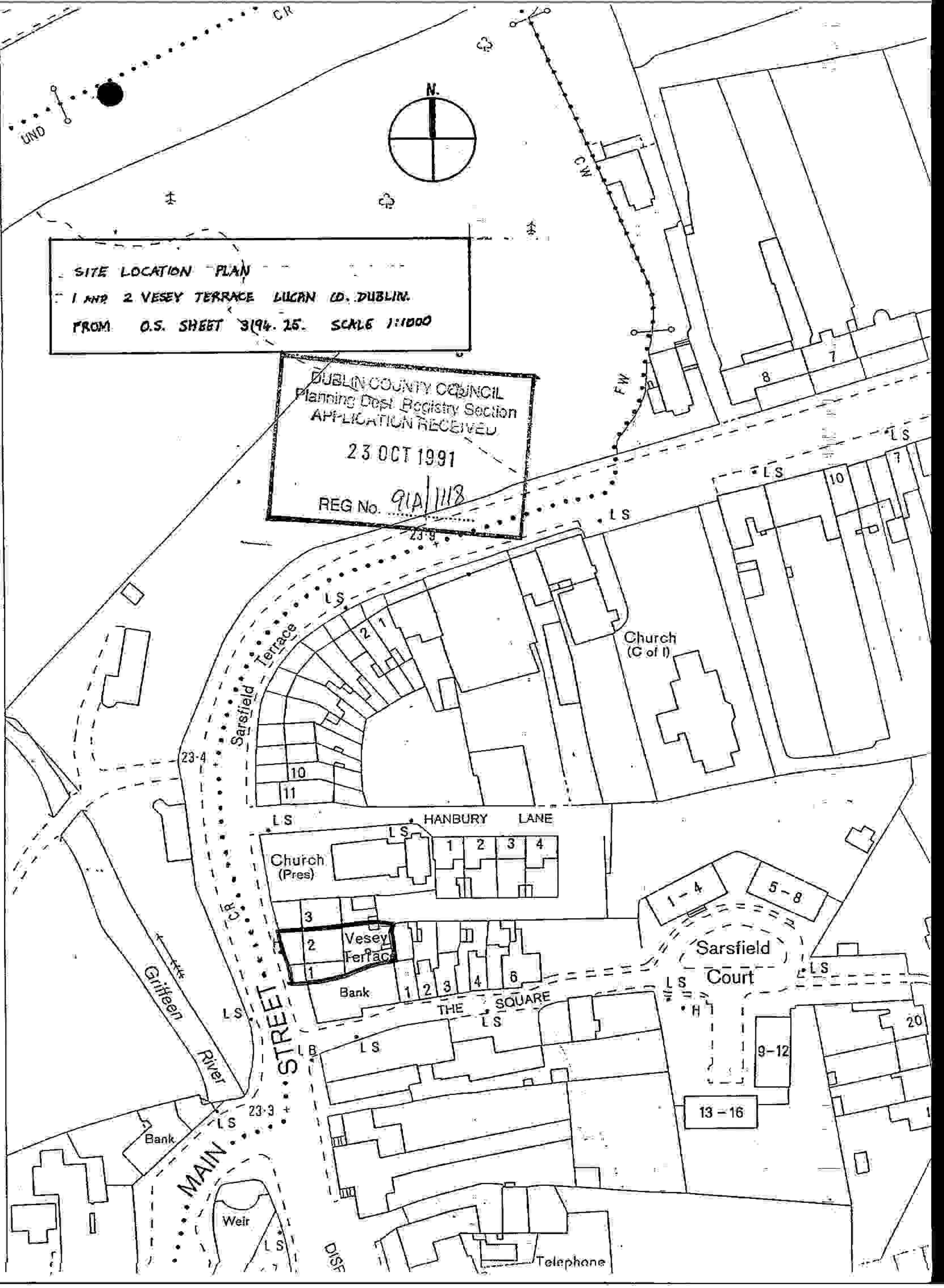
DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 23 OCT 1991
 REC NO. 9.19/1118

PROPOSED FOUL + SURFACE
 DRAIN CONNECTIONS FOR
 NO 1 AND 2 VESSEY TERRACE
 LUCAN CO DUBLIN.



SITE LOCATION PLAN
 1 AND 2 VESEY TERRACE LUCAN CO. DUBLIN.
 FROM O.S. SHEET 3194. 25. SCALE 1:1000

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 23 OCT 1991
 REG No. 91A/1118



BYE LAW APPLICATION FEES

REF. NO.: 91A/1118 CERTIFICATE NO.: 1663
 PROPOSAL: Physiotherapy Clinic
 LOCATION: 1 & 2 Vesey Ter., Lincan
 APPLICANT: S. Treacy

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C <i>see 25937</i>	Building for office or other comm. purpose <i>187m²</i>	@ £3.50 per M ² or £70	<i>£654.50</i>	<i>£654.50</i>	<i>-</i>		
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: M. De Grade: III Date: 25/10/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1118 Cert. No. 25937
 PROPOSAL Change use from Residential to Medical use
 LOCATION 1 P2 Jersey Terrace Lucon
 APPLICANT S. Treacy

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	187 m Metres	@£1.75 per m2 or £40	327.25	327.25	—	
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade S/O Date 8-7-91
 Column 1 Endorsed: Signed: [Signature] Grade S/O Date 8/7/91
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S/O Date 8/7/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade S/O Date 8/7/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF. NO.

012 / 1115

DATE REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

REA OF SITE:

LOCAL AREA OF PRESENT PROPOSAL:

2072 SPT

ENSURED BY:

A. Munn 8-7-91

CHECKED BY:

STAGE OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: 5 /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

547

ENVIRONMENT CONTROL ASSISTANT GRADE

STD: $\frac{2072 \times 750}{1000}$

= 1554

ROADS: 2600 as per Roads Report dated 24/7/91 & 87A/1030

ME 26/8/91

(1) Date Lodged
23 Oct. 1991

LOCATION: 1 & 2 Vesey Terrace, Dublin
APPLICANT: J. Treacy
PROPOSAL: Physiotherapy Clinic

REG. REF. 91A/1118

(2) Date referred

ENVIRONMENTAL HEALTH OFFICERS

Chief Medical Officer, Eastern Health Board

(3) Rec'd San. Services

The proposal is acceptable subject

① to the provision of a ventilated lobby between the W.C compartment and the reception area on the ground floor.

(4) Dispatched by San. Ser. to C.M.O.:

② Suitable ventilation being provided in all areas i.e treatment rooms, waiting room, kitchen & W.C compartments.

(5) Rec'd Planning:

③ Compliance with the Health, Safety & Welfare at Work Act 1989.

(6) Date to Planner:

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26. 11. 91
Time 11-25

(7) D.P.O. Report to be submitted before:

(9) Decision due:

(8) DPO Report submitted to S.A.O.:

ENDORSED: Sta Devine DATE: 14-11-91

SS

Mary Galvin.

Ⓟ

Register Reference : 91A/1118

Date : 9th July 1991

Development : Change of use from residential use to medical use and for the erection of a 2 storey extension to the rear for medical use

LOCATION : No. 1 & 2 Vesey Terrace, Lucan

Applicant : S. Treacy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 3rd July 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	4.09.91
Time	9.30

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

Yours faithfully,

[Signature]

DUBLIN CO. COUNCIL SANITARY SERVICES FOR PRINCIPAL OFFICERS	DUBLIN CO. COUNCIL SANITARY SERVICES FOR PRINCIPAL OFFICERS
17 JUL 1991	30 AUG 1991
SAN SERVICES	Returned <i>[Signature]</i>

Date received in sanitary services

FOUL SEWER

Available to existing system strictly on account of the fact that this extension will not greatly increase the flow to the Straberry Beds sewer.

However, no surface water is to be discharged to the foul sewer system, from the entire site.

SURFACE WATER

Acceptable proposal to be lodged.

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

[Signature] 27/8/91.

J.R. 26/8/91



PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date **4.09.91**
 Time **9.30**

Register Reference : 91A/1118

Date : 9th July 1991

.....

ENDORSED _____ DATE _____

WATER SUPPLY... *Existing supply to be metered at applicant*
apartment - G.D. - 27/8/91 *from v. [unclear]*
13/8/91

.....

ENDORSED *[Signature]* DATE *27/8/91*

SS

P

Register Reference : 91A/1118

Date : 9th July 1991

Development : Change of use from residential use to medical use and for the erection of a 2 storey extension to the rear for medical use

LOCATION : No. 1 & 2 Vesey Terrace, Lucan

Applicant : S. Treacy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 3rd July 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	02.09.91
Time	3.00

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

Yours faithfully,

[Handwritten signature]

Date received in sanitary services

DUBLIN CO. COUNCIL
17 JUL 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICER
30 AUG 1991
Returned *[Signature]*

FOUL SEWER

*Available to existing system strictly on account of the fact that this extension will not greatly increase the flow to the Strawberry Beds sewer.
However, no surface water is to be discharged to the foul sewer system, from the entire site.*

SURFACE WATER

Acceptable proposal to be lodged.

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

[Handwritten signature] 23/8/91

J.R.
26/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 02.09.91
Time 3.00

Register Reference : 91A/1118

Date : 9th July 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY... Existing supply to be metered at applicant
expense. *John* 2/8/91 *James V Blaney*
13/8/91

.....
ENDORSED *[Signature]* DATE 27/8/91

1484

Register Reference : 91A/1118

Date : 9th July 1991

Development : Change of use from residential use to medical use and for the erection of a 2 storey extension to the rear for medical use

LOCATION : No. 1 & 2 Vesey Terrace, Lucan

Applicant : S. Treacy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 3rd July 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 Tobin

FOR PRINCIPAL OFFICER

The proposal is acceptable subject

to the provision of a ventilated lobby between the WC and reception area on the ground floor.

Suitable ventilation being provided in all areas i.e. treatment rooms, waiting room, kitchen and WC compartments.

Compliance with the Health, Safety & Welfare at Work Act 1989

John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

19/7/91



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

Derek E. Dockrell,
69 Frankfort Avenue,
Dublin 6.

Reg. Ref. 91A/1118
App. Recd: 03.07.91
Floor Area: total: 187 sq.m.
Site Area: 239 sq.m. approx.
Zoning:

CONTRIBUTION:	
Standard:	2/1509
Roads:	2600x2
S. Serv:	1/1200
Open Space:	knobs
Other:	car parking
SECURITY:	
Bond C.I.F.:	lic
Cash:	

Report of the Dublin Planning Officer, dated 20 August 1991

This is an application for PERMISSION for change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

Vesey Terrace comprises 3 no. red brick terraced houses located to the east of Main Street in an area zoned C1 "to protect, provide for and/or improve local/neighbourhood centre facilities". It is also located within the Lucan Conservation Area. No. 3 Vesey Terrace is currently in commercial use and is occupied by a firm of Estate Agents. Nos. 1 and 2, the subject of the current application, are stated to be in residential use and are currently vacant. The Ulster Bank adjoins No. 1 to the south. Existing houses at The Square are located immediately to the rear.

There is no record on the Planning Register of any previous grants of permission in relation to the current site.

Reg. Ref. No. 87A/1030 refers to a grant of permission by An Bord Pleanála following a refusal by Dublin County Council for change of use of No. 3 Vesey Terrace to office use.

Reg. Ref. No. 89A/0886 refers to a refusal of planning permission by Dublin County Council for retention of a shop and signs at first-floor level at No. 3 Vesey Terrace.

Reg. Ref. No. 89A/1033 and 90A/0556 refers to a grant of permission for change of use from dwelling to bank at Nos. 1 and 2 The Square, Lucan. These premises have been recently refurbished and No. 1 is now in use as a private residence. No. 2 appears to be vacant.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

The current application provides for the change of use of No. 1 and 2 Vesey Terrace to medical use together with the construction of a two-storey extension to the rear. This medical use is described as a physiotherapy practice (specialising in sports injuries). Documentation lodged notes that the applicant currently operates from a small practice on Chapel Hill.

The existing premises has a floor area of 99 sq.m. (stated). The proposed development also provides for the construction of a two-storey extension with a pitched roof to the rear of the existing premises. This will extend out some 4.7 metres from the rear wall of the existing house. It is noted that there is an existing single-storey lean-to extension (extending out some 3.2 metres at this location at present).

The proposed change of use to medical use is acceptable in principle at this location given the C1 or commercial zoning. Lodged plans indicate 3 no. parking spaces to the rear to serve the proposed development. Access to this area is available via Hanbury Lane.

Roads Department report refers to previous report on Reg. Ref. No. 87A/1030. Report also states that while 5 no. car parking spaces are required only 3 are shown on plans, and because of tight spacing only 2 may usefully be employed. Report states contribution could be imposed for traffic management etc. and that the proposed development would contribute to further traffic congestion in the area.

It is unclear from documentation lodged whether the premises is to be operated by one or more practitioners.

Lodged plans identify the ground floor as being used for waiting room/reception, traction room and 2 no. treatment rooms. The first-floor is to be devoted to office/research use rehabilitation/examination area, storage etc.

The proposed development ~~is considered unacceptable in a number of respects.~~ involves a sizeable extension to the rear which will extend above the existing ridge level by c. 0.3 metres. Lodged plans also provide for 4 no. windows at first-floor level to kitchen, toilet and changing room areas. An additional circular window with gable over to landing area is proposed. Only one of these windows is identified as having obscure glass (toilet) and it is considered that the proposed development would give rise to ^{some} overlooking of nearby residential properties, however (as these are not properly identified on a block plan it is difficult to properly assess this situation) however the proposed extension will be a 3.5m high screen from nearest residential property. This is considered acceptable. Over in an urban context.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

~~In addition~~ The proposed circular ope and gable over at roof level is considered to be unacceptable and out of keeping with the character of the existing building. In addition it contributes to the dominance of the extension at this location. This feature should be omitted.

Lodged plans also provide for "patent ridge glazing" on the apex of the existing premises. This would be visible from Main Street and would detract from the overall appearance of the premises.


Site layout indicates signage in the front garden (to be the subject of a future application). This should be completely omitted in the interests of amenity in the Conservation Area.


The^{se} matters can be conditioned.

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:-

(SEE CONDITIONS OVER)

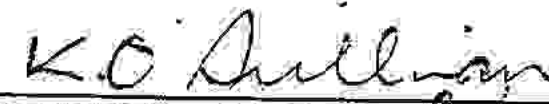
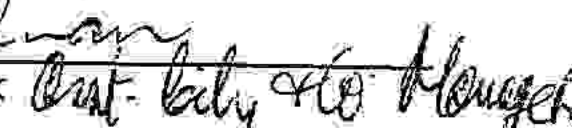
ND(MG/AC)

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: 20 August, 1991.


APPROVED OFFICER 

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6 August, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

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 all external finishes harmonise in colour and texture with existing premises.

3. In the interest of visual amenity.

4. That a financial contribution in the sum of ~~£600-00~~ ^{£11200} in lieu of provision of 2 no. car parking spaces be paid by the proposer to the Dublin County Council towards the cost of traffic management 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.

4. 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.

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 a financial contribution in the sum of ~~£1509-00~~ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

6. 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

CONDITIONS

REASONS FOR CONDITIONS

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

7. In the interest of health.

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

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

9. That no signage, including those which are exempted development, be erected without the prior approval of the Planning authority. In this regard it should be noted that the proposed location of signage in the front garden area is unacceptable given the location of the proposed site within the Lucan Conservation Area.

9. To prevent unauthorised development.

10. That the "ridge patent glazing" on the roof of the existing building be omitted.

10. In the interest of visual amenity having regard to the location of the site in the Conservation Area.

11. That the circular window ope and gable over in the proposed extension be omitted. The applicants are to submit revised elevational treatment for this extension, for the written agreement of the Planning Authority prior to the commencement of development on site.

11. In the interests of visual amenity and to reduce the impact of the proposed extension on adjoining residential properties.

~~12. That the first floor windows in the proposed extension be fitted with obscure glass.~~

~~12. In the interests of amenity and to protect overlooking of adjoining residential properties.~~

13. That the existing railing, gates and pedestrian entrance to both Nos. 1 and 2 Vesey Terrace be retained. The existing gardens to be retained as grassed areas.

13. In the interest of visual amenity in the Lucan Conservation Area.

That the windows in the front elevation indicated on ~~the drawings~~ ~~are to be replaced with wooden windows with similar subdivisions as those existing. Windows must not be used for display purposes.~~
drawings as being replaced are to be replaced with wooden windows with similar subdivisions as those existing. Windows must not be used for display purposes.

13 in the interest of visual amenity in the conservation area

(See notes over)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

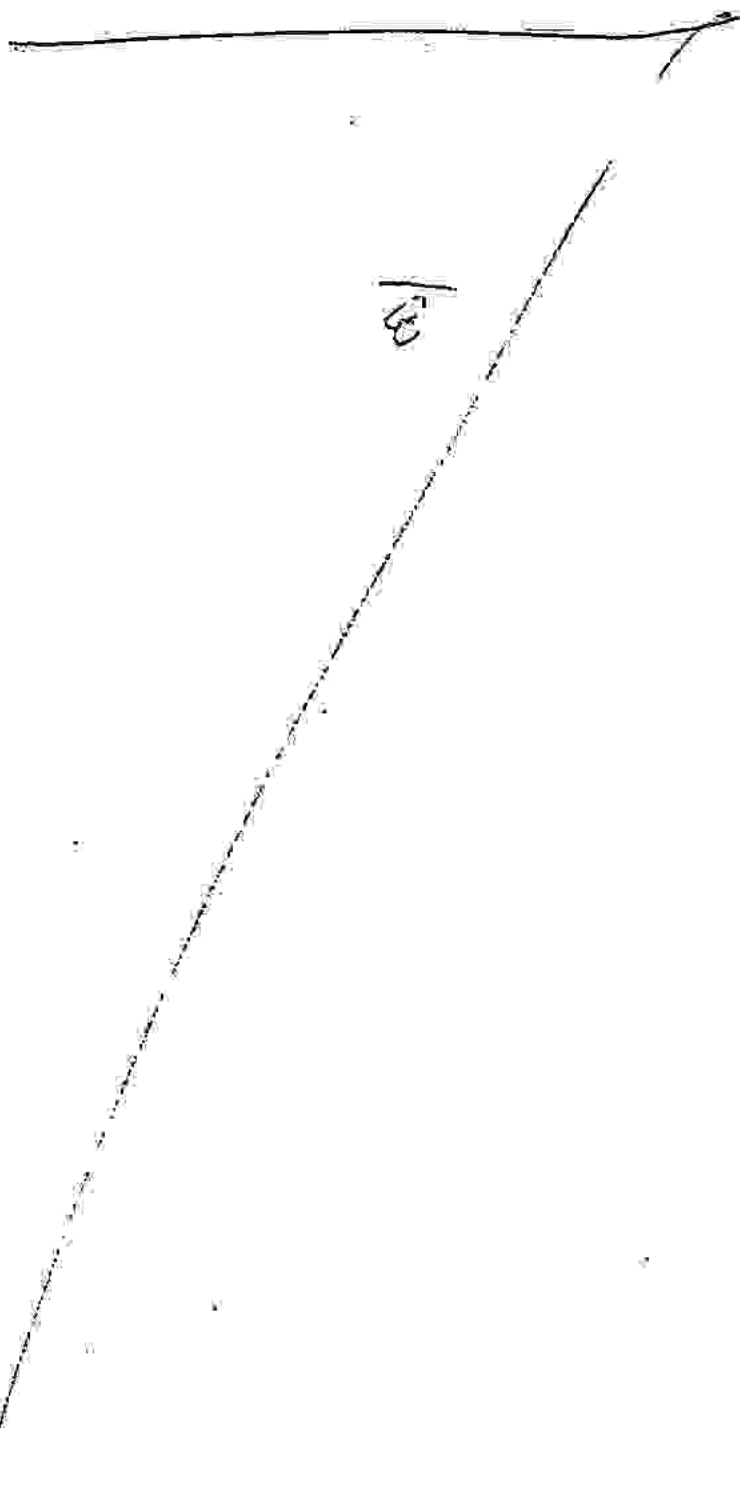
Proposed change of use of Nos. 1 and 2 Vesey Terrace, Lucan, Co. Dublin from residential use to medical use and for the erection of a 2-storey extension to the rear for medical use for S. Treacy.

CONDITIONS

REASONS FOR CONDITIONS

NOTE: ⁽¹⁾ 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.

NOTE: ⁽²⁾ Applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required.



M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1118.

DEVELOPMENT: Change of use from residential use to medical use and for the erection of a 2 storey ext. to the rear for medical use.

LOCATION: No. 1 and 2 Vesey Terrace, Lucan.

APPLICANT: S. Treacy.

DATE LODGED: 3.7.91.

- 1) Previous Roads Reports of 8.10.87 and 26.5.88 in respect of 87A/1030 refer.
- 2) Notionally to comply with Development Standards this proposal should provide 5 off-street car parking spaces. Plans show 3 at the rear, but given the tight spacing, only 2 may usefully be employed. In such a situation the applicant would normally be asked to contribute, by way of financial levy, to the provision of 3 public parking spaces. However, as the Council do not have lands in Lucan village nor have plans for such provision in the village in the foreseeable future it is difficult to justify such an imposition at this time. Accordingly, the development may be expected to contribute to further traffic congestion in the village centre.
- 3) Roads contributions in line with those for 87A/1030 (if not already paid in) could be employed for similar purposes (i.e. traffic management, road lining, signage etc.).

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	26.07.91
Time	4.00

TB/BMcC
24.7.91.

SIGNED: *G. Bruck*

DATE: 24/7/91

ENDORSED: _____

DATE: _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1118.

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PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 26.07.91
 Time 9.45

IB/BMCC
24.7.91.

SIGNED: *G. B. Smith*
 DATE: 24/7/91

ENDORSED: _____
 DATE: _____

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

31 October 1991

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

LOCATION: 1 & 2 Vesey Terrace, Lucan

PROPOSED DEVELOPMENT: Physiotherapy Clinic

APPLICANT: S. Treacy

PLANNING REG. REF.: 91A/1118

DATE OF RECEIPT
OF SUBMISSION: 23 October 1991

A Chara,

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

Building Bye Law Approval.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Derek E. Dockrell,

68 Frankfort Ave,

Dublin 6.



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

1. Application for Permission Outline Permission Approval Place / in appropriate box. **BUILDING BYELAWS ONLY**
 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 1 AND 2 VESEY TERRACE LUCAN CO. DUBLIN.
 (If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) S. TRACY
 Address 16 VESEY PARK LUCAN CO. DUBLIN. Tel. No. -

4. Name and address of DEREK E DOUGHER
 person or firm responsible for preparation of drawings 68 FRANKFORT AVENUE DUBLIN 6 Tel. No. 960471

5. Name and address to which DEREK E DOUGHER
 notifications should be sent 68 FRANKFORT AVENUE DUBLIN 6

6. Brief description of proposed development PROPOSED PHYSIOTHERAPY CLINIC PRACTICE

7. Method of drainage EXISTING PUBLIC (FOOT + SURFACE) 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. RESIDENTIAL
 (b) Proposed use of each floor PHYSIOTHERAPY PRACTICE

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 APPROX 264 Sq. m.
 (b) Floor area of proposed development 187 Sq. m.
 (c) Floor area of buildings proposed to be retained within site 101 Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws?
 Yes No Place / in appropriate box. **REG. NO. N50431**

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: **€654.50**
IN AS FAR AS POSSIBLE.

15. List of documents enclosed with application. COVERING LETTER, COMPLETED FORM, CHECKS, 4 COPIES OF DRAFT NOS 04, 05 AND 06, STRUCTURAL CALCULATIONS + DRAINAGE LAYOUT, SITE LOCATION PLAN.

16. Gross floor space of proposed development (See back) 187 Sq. m.
 No of dwellings proposed (if any) Class(es) of Development
 Fee Payable € 654.50 Basis of Calculation 187 x €3.50
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) D. O'Connell Date 22 Oct 1991

Application Type
 Register Reference
 Amount Received £
 Receipt No
 Date

FOR OFFICE USE ONLY
910/1118
2 10.0.2
BB2



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, Lt. 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

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
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)			

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.

RECEIPT CODE

OMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 50431

PAID BY
CASH
CHEQUE
M.O.

€654.50

Received this 23rd day of October 1979

from John Treacy

of 100 Viceroy Park

Excelsior

the sum of six hundred and fifty four pounds

Pence, being 00/00

being a bye-law application of 1.2

John Treacy
Cashier

S. CAREY
Principal Officer

68. Frankfort Avenue,
Rathgar,
Dublin 6.

23rd October 1991.

Dublin County Council,
Building Control Section,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Re : Proposed Physiotherapy Practice,
1/2. Vesey Terrace, Lucan, Co. Dublin.

Dear Sirs,

On behalf of my client Ms. Siobhain Treacy I hereby wish to apply for building byelaw approval for the above development.

The property was subject of a planning application Ref No. 91A/1118 Decision order No. P3931/91 dated 30th August 1991.

I attach architectural drawings outlining the proposed development. The requirements for separate surface and fowl drains has been discussed with the Sanitary Services Dept. and I hope that I have interpreted their requirements correctly.

In addition structural calculations are submitted for the structural work. The calculations have been prepared by Mr. Denis Campbell. C.Eng. M.I.C.E.

I trust the application is in order. My client would appreciate an early decision.

Yours faithfully,

Derek Dockrell

Derek Dockrell.

Architect, B Arch, Dip Proj Man M.R.I.A.I. R.I.B.A.

