

221
~~211~~

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A/1123

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	
	Appeal Decision:	✓
	Appeal Date:	✓
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

- REFUSAL:.....55
- GRANT:.....62
- WITHDRAWN:.....54
- CONDITIONS:.....53

PLANNING APPLICATION FEES

Reg. Ref. 91A/1123

Cert. No. 25942

PROPOSAL OFFICES
 LOCATION Site bounded by Turnpike Road & Noas Road, adjacent to
 APPLICANT J. P. A. McInerney New Randalau

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 m ² in excess of 300m ² . Min. £40				
4	Metres 1334 m ²	@£1.75 per m ² or £40	2338	2338.98	98 ^p not say 4	
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 m ² 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: Grade: Date:
 Column 1 Endorsed: Signed: Grade: Date:
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: Date: 9/7/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.:

410/1123

CAT. REF.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

REA OF SITE:

LOC. AREA OF PRESENT PROPOSAL:

14,388 sqft

ENSURED BY:

[Signature] 2007-01

VALUED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

OWNER'S CREDIT NO: 5/ /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRACE

914/1123

Large



P.O. Box 174
Bosca 174.
2/3 Cearnog Parnell,
2/3 Parnell Square,
Baile Atha Cliath 1,
Dublin 1.
Telephone: (01)727777
Fax: (01)727247

Mr. W. Hayden,
Senior Staff Officer,
Planning Department.

Our Ref.
Your Ref.
Date 27 November 91



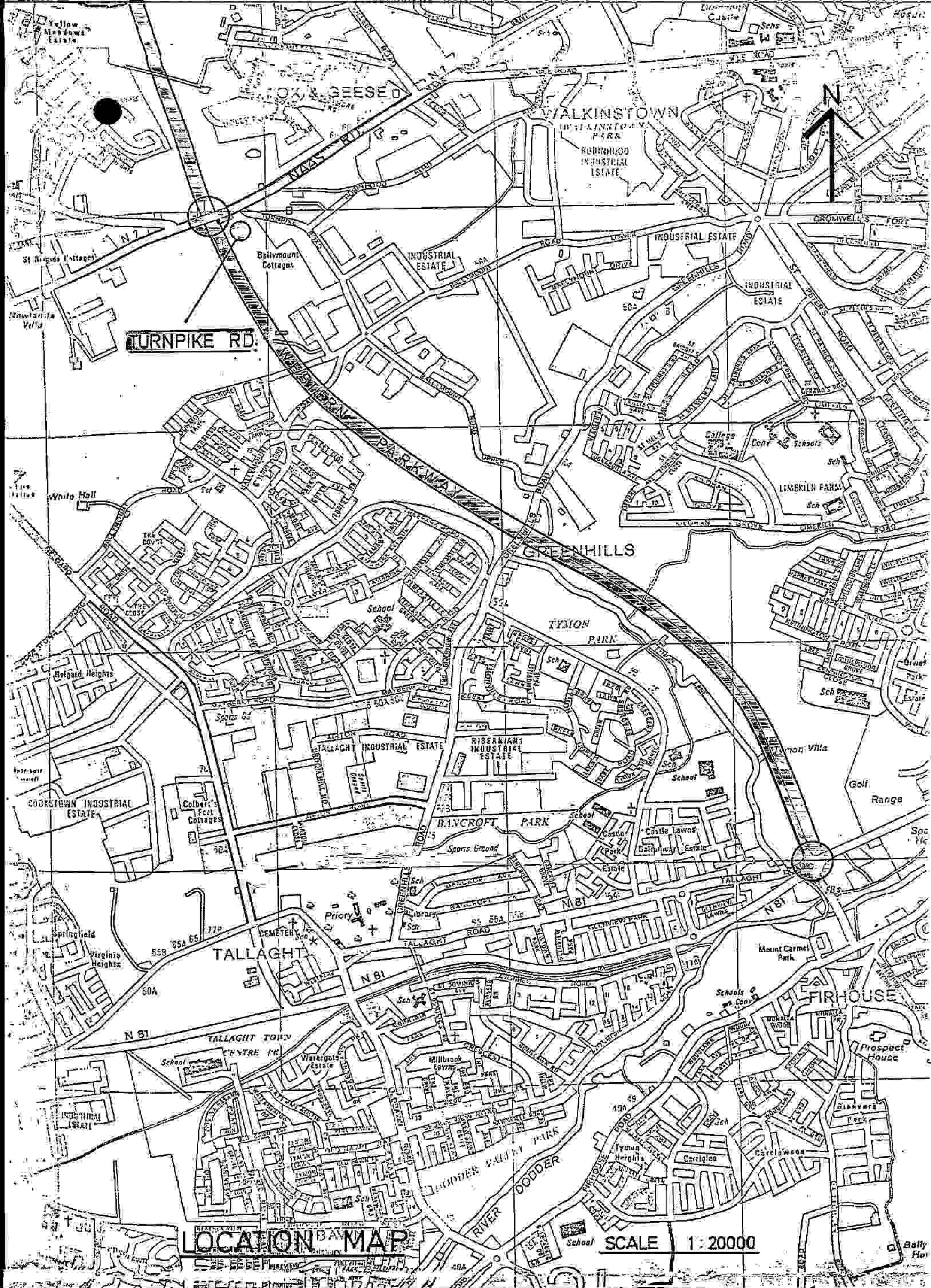
Re: Proposed Halting Site at Turnpike Road

I refer to your recent enquiry in connection with the planning application regarding the provision of offices on a site bounded by Turnpike Road and the Naas Road. The Council in 1986, approved of proposals to provide a number of halting sites throughout the county, including one at Turnpike Road, as shown on the attached map. Tenders have been received for the construction of the site and the acceptance of a tender has been approved in principle by the Department of the Environment, subject to clarifying a number of matters. The site will accommodate five families and work is expected to commence early in the new year.

Michael Galvin
Michael Galvin,
Administrative Officer.

Enc.

MG/AB



TURNPIKE RD.

LOCATION MAP

SCALE 1:20000



WALKINSTOWN

WALKINSTOWN

INDUSTRIAL ESTATE

INDUSTRIAL ESTATE

GREENHILLS

TYMON PARK

RIBSIANIAN INDUSTRIAL ESTATE

RAYCROFT PARK

TALLAGHT

FIRHOUSE

DOODER VALLEY PARK

DOODER RIVER

St Brigid's Cottages

Balmount Cottages

INDUSTRIAL ESTATE

INDUSTRIAL ESTATE

INDUSTRIAL ESTATE

School

Sch

School

School

Sch

Sch

Sch

Sch

School

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Sch

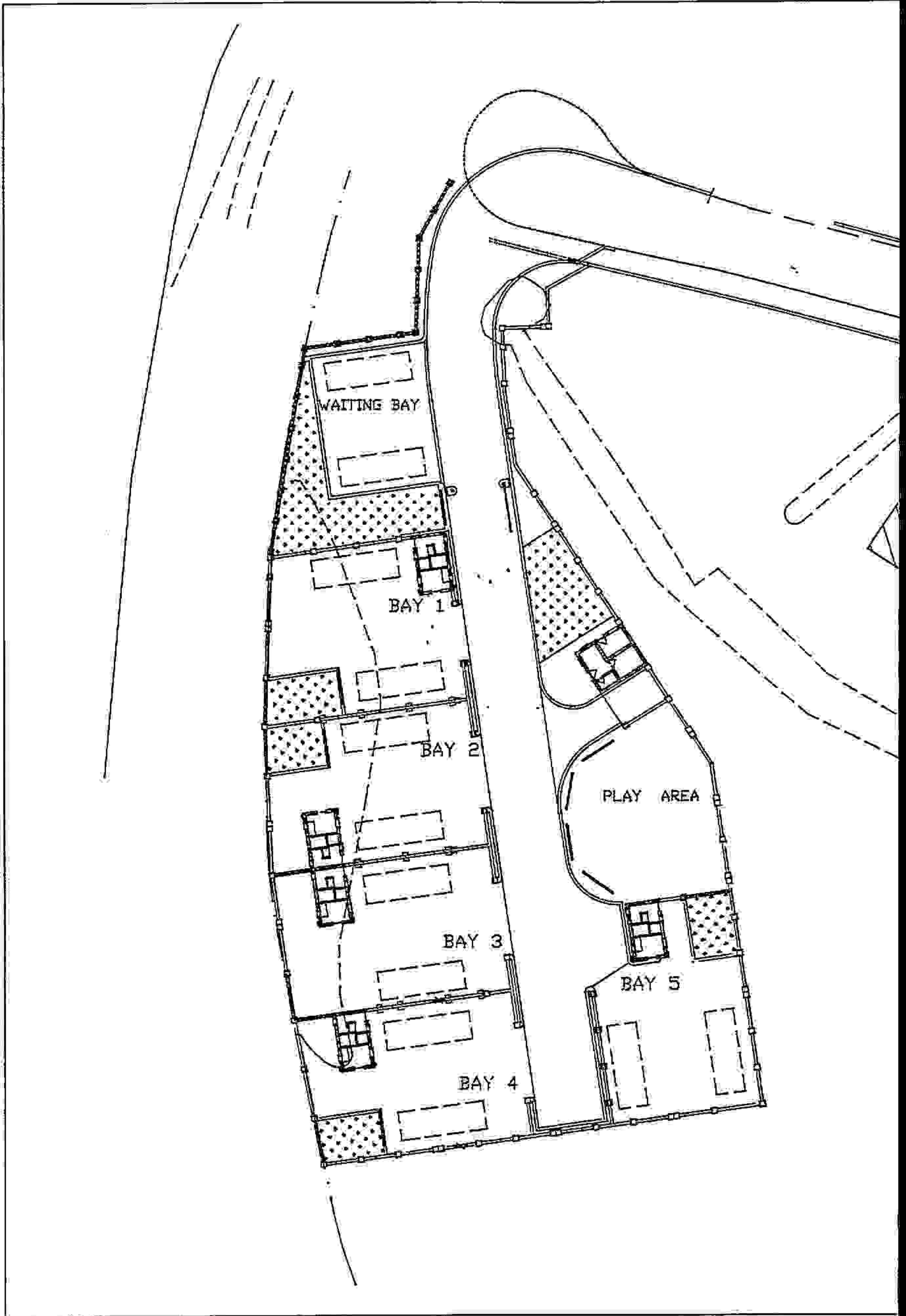
Sch

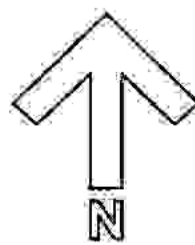
Sch

Sch

School

Bally Hol





TURNPIKE ROAD

NOTES:

LEGEND:

DUBLIN COUNTY COUNCIL
ARCHITECTS DEPARTMENT
7-8, CAHILL'S BOW
DUBLIN 1, TEL. 20777
PROJECT ARCHITECT
D. JAGO DE LAUN, M.R.I.A.C.



PROJECT ARCHITECT:

J. WATTS

PROJECT TITLE:

TURNPIKE ROAD, BALLYMOUNT
HALTING SITE

DRAWING TITLE:

DRAINAGE AND WATERMANS
LAYOUT

SCALE:

1 = 200

DRAWING NUMBER:

HS/185-90/102

Mr. D. O'Sullivan,
Principal Officer,
Community & Environment Department,
Dublin County Council,
Parnell Square,
Dublin 1.

91A/1123

14 November 1991

RE: Offices on site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange, County Dublin.

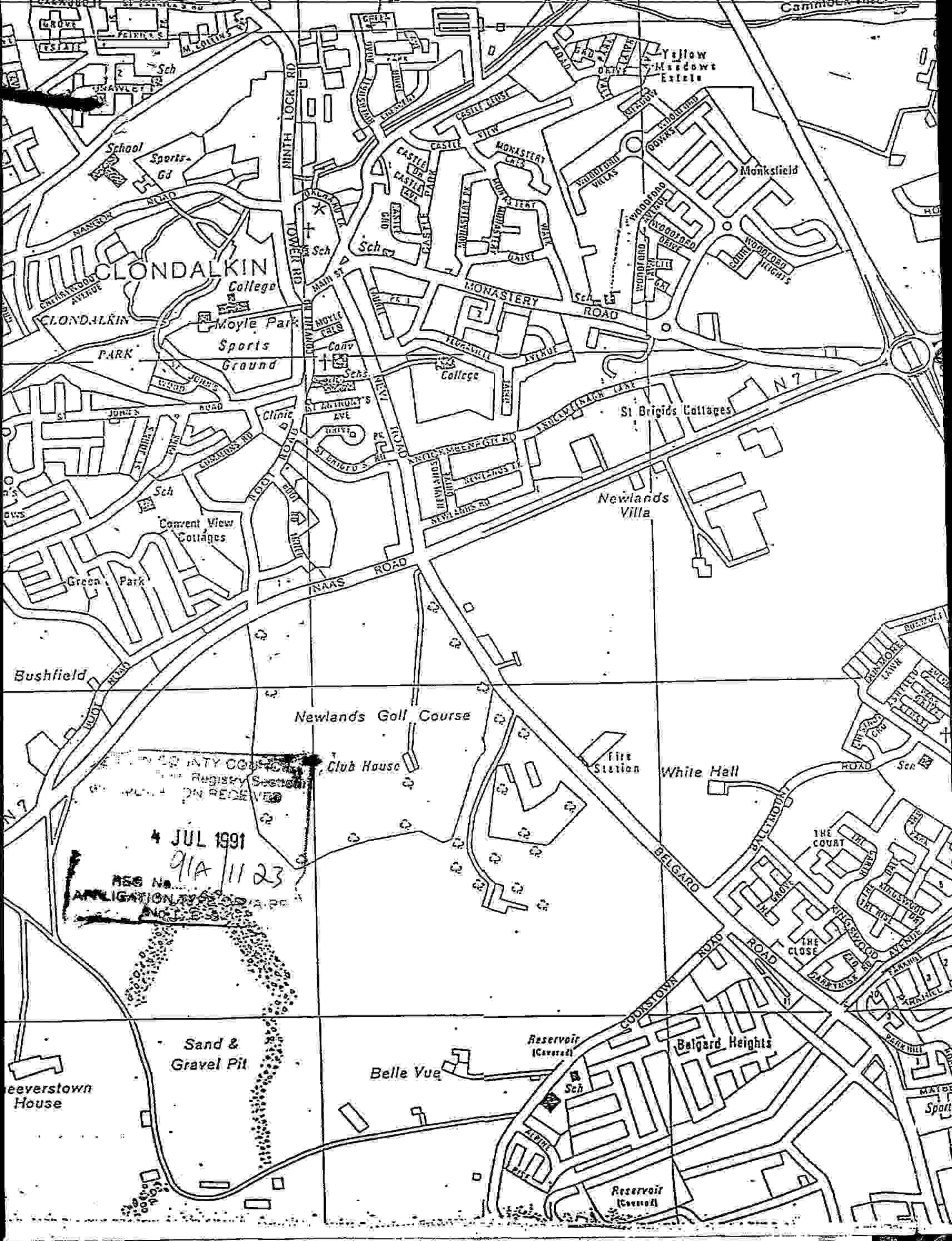
The County Council made a decision to refuse planning permission for the above development on 26th August, 1991.

The applicants, J. & A. McInerney Ltd., have now appealed this decision. I enclose herewith copy letter dated 8th November, 1991 from An Bord Pleanála in which details are requested concerning any proposals for the provision of a halting site to the south-west of the above site together with a timescale for their implementation.

To enable a reply to issue, I should be obliged if you would forward the information requested to this Department as soon as possible. A site location map is attached for your information.



Senior Staff Officer.



CLONDALKIN

Moyle Park Sports Ground

Newlands Golf Course

4 JUL 1991

91A 1123

REG No...
APPLICATION TO...

Sand & Gravel Pit

Leevestown House

Belle Vue

Belgard Heights

White Hall

Newlands Villa

St Brigid's Cottages

Convent View Cottages

Bushfield

Monkfield

Yellow Meadows Estate

School Sports Gd

College

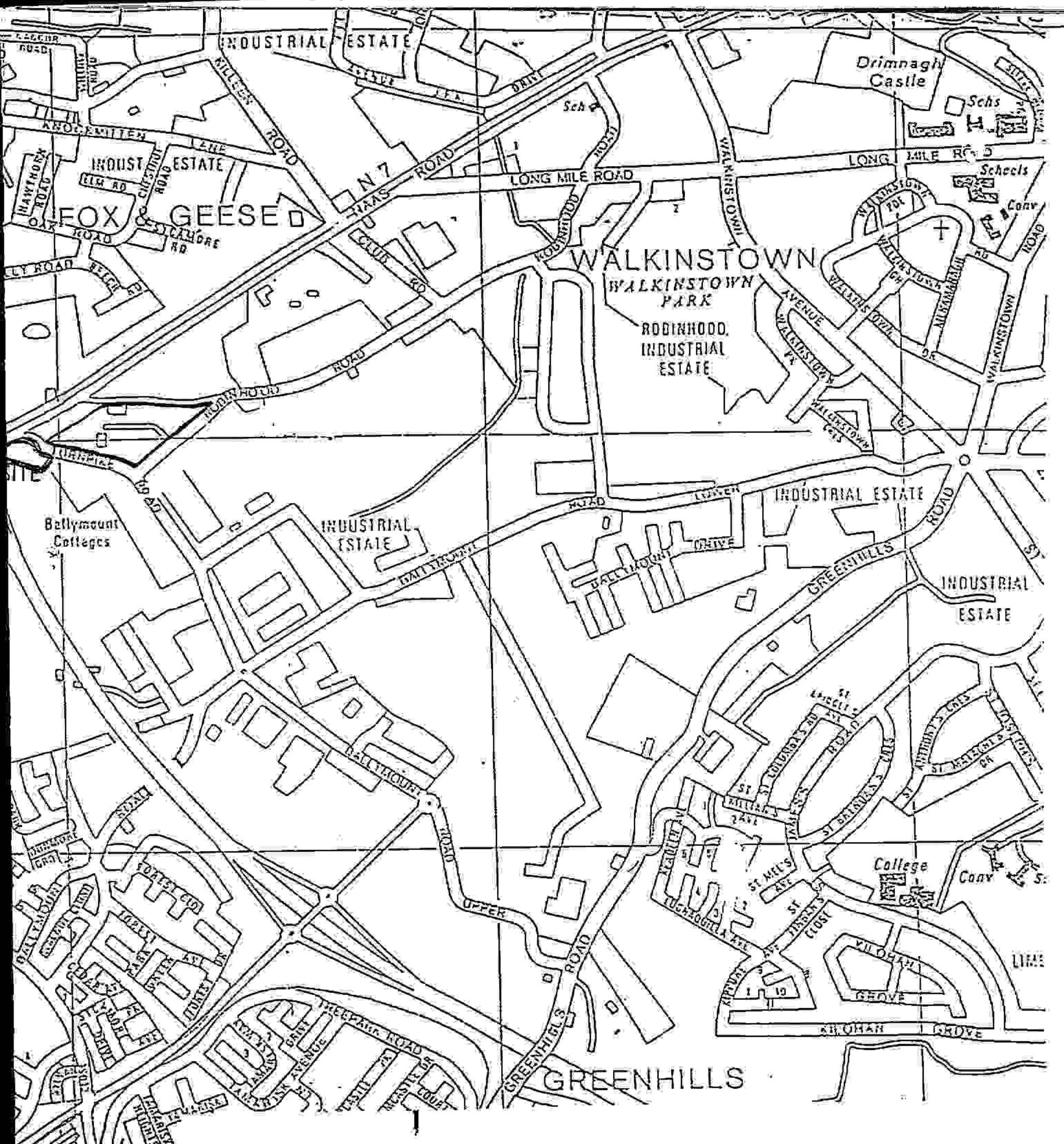
Reservoir (Covered)

Reservoir (Covered)

Fire Station

Club House

COUNTY COUNCIL
Registry Section
ON RECEIVED




**DELANY
MAC VEIGH
& PIKE**
Architects
Civil Engineers
Planning Consultants
Owenstown House
Foster's Avenue
Blackrock Co. Dublin
Tel: 832571
Fax: 833126

Job	PROPOSED OFFICE DEVELOPMENT AT NAAS ROAD/TURNDPIKE ROAD FOR J & A McINERNEY		Scales	1:10,000
			Dwn.	Date JULY '91

Figured dimensions only to be used

© This drawing is copyright.

Dwg.	SITE LOCATION MAP		Job No.	H061 - A
			Dwg. No.	SS01

Our Ref: PL 6/5/86928
P.A. Reg. Ref 91A/1123

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 8th November 1991.

Appeal re: Offices on site bounded by Turnpike Road
and Naas Road, adjacent to new roundabout at Naas
Road/Western Parkway Interchange, County Dublin.

Dear Sir/Madam,

I have been directed by An Bord Pleanála to refer
further to the above-mentioned appeal.

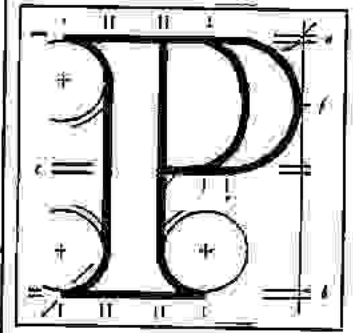
To assist the Board in its further consideration of
the case you are requested to submit details of any
proposals for the provision of a halting site to the
south-west of the site under appeal, together with
an indication of the likely timescale for their
implementation.

These details should be forwarded to the Board
within fourteen days of the date of this letter.

Yours faithfully,

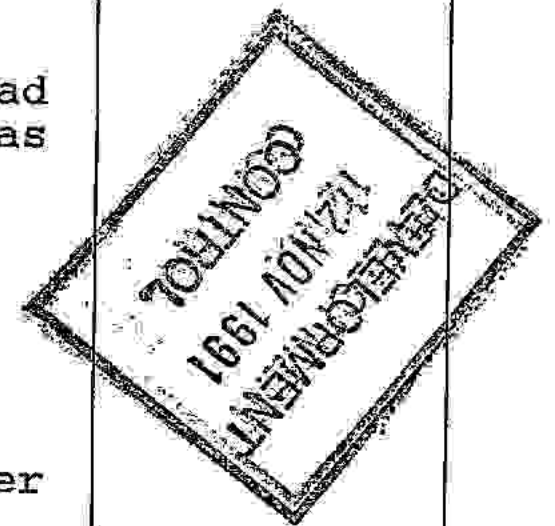

Kevin Carleton
Executive Officer

PA
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

12 NOV 91



P/3895/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1123

Date Received : 4th July 1991

Correspondence : Delany MacVeigh & Pike,
Name and : Owenstown House,
Address : Fosters Avenue,
Blackrock,
Co. Dublin.

Development : Offices (approx. 1336 m. sq.)

Location : Site bounded by Turnpike Road and Naas Road, adjacent
to new roundabout at Naas Road/Western Parkway
Interchange

Applicant : J & A McInerney

App. Type : Permission

Zoning :

(NOB/BB)

Report of Dublin Planning Officer dated 16th August, 1991.

This is an application for offices of 1,337 sq. metres at Turnpike Road adjacent to the Naas Road, Roundabout.

The site is mostly located in an area subject to the zoning objective "to preserve and provide for open space and recreational amenities". It is also indicated as being affected by a specific objective for a road proposal. The site adjoining the realigned Turnpike Road and the slip road for the Naas Road Roundabout.

Part of the site is located in an area subject to the zoning objective "to provide for industrial and related uses". Much of the adjacent land has been developed for industrial and related uses. The site is at present undeveloped and is not being maintained.

Reg. Ref. SA 1288 refers to a decision to grant permission for industrial site development works on an 8 acre site including the current site.

Reg. Ref. TA 934 refers to a decision to grant permission for revisions to previously approved site development works on an 8 acre site including the current site.

Reg. Ref. 89A/1997 refers to a decision to grant outline permission for industrial and related uses on the current site. Possible uses referred to in the application included showrooms, wholesale outlets and cash and carry.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1123

Page No: 0002

Location: Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

Condition 5 of this permission restricted the use to light industrial/warehousing only with ancillary offices. High volume traffic generating activities were indicated as not acceptable.

The current proposal is for an office development of 1337 sq. metres on a site of 3,300 sq. metres approximately. In a letter accompanying the application, the applicant refers to showroom and office for a major distribution or industrial company. Office development is not permitted under the open space zoning objective. Under the industrial zoning objective offices are only "open for consideration" which means not acceptable in principle. It is Council policy that offices should be located in the major Town Centre areas and that offices in industrial areas should be ancillary to industrial uses within such areas. Office development on this site could set a precedent for office use on other prominent industrial sites close to the motorway.

The site is bounded by the Naas Road at the Western Parkway roundabout and to the east by the Old Turnpike Road which has been cul-de-saced adjacent to the site. Access is proposed off this cul-de-sac. The layout plan submitted gives the impression of this access road being incorporated into the site as no boundary treatment is proposed. The existing turning circle is indicated to be incorporated into the proposed access.

I understand that there have been discussions concerning the possibility of a halting site being located on the land to the south west of this turning circle with access from it. No firm details on this proposal have been circulated however.

The proposed development is two storey with a shallow pitch hipped roof. External finish proposed is brick. The applicant states that the building is of high quality and more appropriate to the site than an industrial building would be.

The proposed building is shown to have a 28 metres approximately building line set-back from the Naas Road, a 5 metre set back from the cul-de-saced section of Turnpike Road and practically no set back from the re-aligned section of Turnpike Road leading to the Naas Road. A two storey building with no set-back from a heavily trafficed road would be inappropriate.

The applicant makes provision for 57 off-street car parking spaces. This would

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1123

Page No: 0003

Location: Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

be adequate to meet current County Development Plan standards.

Only diagrammatic proposals have been submitted concerning landscaping and no details at all have been indicated concerning boundary treatment.

Roads Department report *not received*

10 Sanitary Services section report *not received*

The proposed development is not consistent with the provisions of the County Development Plan.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (5) Reasons:-

REASONS FOR REFUSAL

- 01 The site is located in area partly subject to the zoning objective "to preserve and provide for open space and recreational amenities" and partly subject to the zoning objective "to provide for industrial and related uses". The proposed development would contravene materially these development plan objectives indicated in the County Development Plan and would therefore be contrary to the proper planning and development of the area.
- 02 Section 3.3.35 of the County Development Plan provides for a building line in industrial areas of 12.8 metres. Section 2.3.37 of the County Development Plan provides for the minimum building line for primary distributor roads of 30 metres and district distributor roads of 15 metres. The re-aligned section of Turnpike Road adjoining the site is considered to be a district distributor road and the proposed development consisting of a 2 storey development does not provide any set back from this road. The proposed development would therefore be contrary to the proper planning and development of the area in that an inadequate building set back to the realigned section of Turnpike Road is proposed. An inadequate building line set back has been indicated

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1123

Page No: 0004

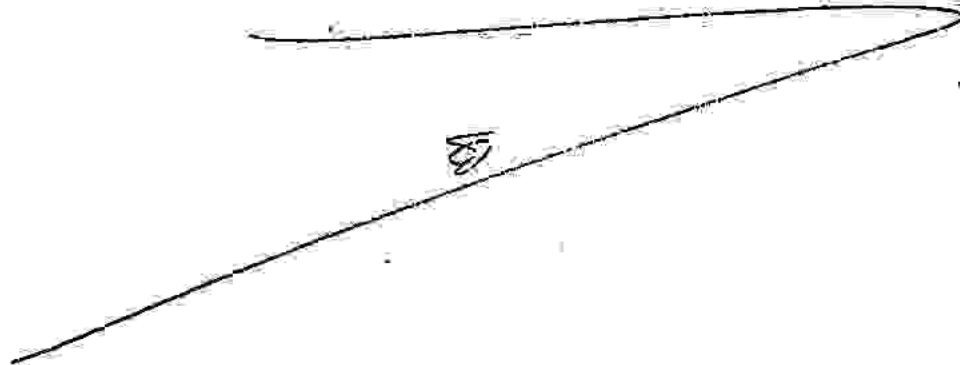
Location: Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

also from the Naas Road and the cul-de-saced section of Turnpike Road.

03 The proposed development would be contrary to the proper planning and development of the area in that no details of boundary treatment has been provided and inadequate proposals concerning landscaping of this prominent site have been indicated.

04 The Planning Authority is not satisfied in relation to the circulation space provided between the car parking areas and the proposed building.

5. The use of the cul-de-saced section of Turnpike Rd. to provide for end-on car parking would endanger public safety by reason of a traffic hazard. In this regard development of this site requires provision of a footpath along both Turnpike Rd. new and old.



[Signature]
for Dublin Planning Officer

[Signature]
Endorsed: *[Signature]*
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (5) reasons set out above is hereby made.

Dated: *26 August 1991* *K.O. Sullivan*
~~APPROVED OFFICER ASST. CITY & COUNTY MANAGER~~

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

26th

Mary Galvin

Register Reference : 91A/1123

Date : 15th July 1991

Development : Offices (approx. 1336 m. sq.)

LOCATION : Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

Applicant : J & A McInerney

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 4th July 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 04.09.91
 Time 9.30

Yours faithfully,

Paul Galvin

FOR PRINCIPAL OFFICER

- No objections to this proposal provided that
- 1) Mechanical ventilation is provided in all lobbies adjacent to car accommodation and in all tea rooms (2 are charges / hour)
 - 2) Drinking water supply points are provided direct from rising main on each floor.
 - 3) The office premises Act 1958 and rego. are complied with
 - 4) The Health, Safety and Welfare at work Act 1989 is complied with.

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

Jackie Kelly
 EHO 29/8/91

30/8/91.

SS + EMO

DUBLIN COUNCIL
28 AUG 1991
ENVIRONMENTAL HEALTH
OFFICERS

Register Reference : 91A/1123

Date : 15th July 1991

Development : Offices (approx. 1336 m. sq.)

LOCATION : Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

Applicant : J & A McInerney

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 4th July 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 04.09.91
Time 9.30

Yours faithfully,

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

DUBLIN CO. COUNCIL
17 JUL 1991
SAN SERVICES

Date received in Sanitary Services 17 JUL 1991

FOUL SEWER

Inufficient information.

- Drainage information is inadequate.
1. Applicant has not shown the line of the drains as far as the connection with the public sewer, together with all relevant levels and pipe sizes.
 2. There is not public sewer fronting this development. Applicant must indicate to what system it is proposed to connect.

SURFACE WATER

Inufficient information.

As per 1 above.

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

[Signature] 20/8/91.

J.R.
22/8/91

DUBLIN COUNTY COUNCIL
28 JUL 1991
ENVIRONMENTAL HEALTH
C. S.

Register Reference : 91A/1123

Date : 15th July 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY: Available for good use 24 hour storage
to be provided. Fire hose to be fitted on the existing
150mm ϕ to Co water main by water Dept Dubl to
at applicants expense
It will be necessary to extend exst 150mm w/main to front of site
Refer to C.F.O.
18/7/91

.....
ENDORSED Abencam DATE 23/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 04.09.91
Time 4.30

Register Reference : 91A/1123

Date : 15th July 1991

Development : Offices (approx. 1336 m. sq.)

LOCATION : Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

Applicant : J & A McInerney

App. Type : PERMISSION

Planning Officer : N.O. BYRNE

Date Recd. : 4th 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 John

FOR PRINCIPAL OFFICER

- No objections to this proposal provided that
- 1) Mechanical ventilation is provided in all lobbies adjacent to car accommodation and in all tea rooms (2 air changes/hour)
 - 2) Drinking water supply points are provided direct from rising main on each floor.
 - 3) The office premises Act 1958 and regs. are complied with
 - 4) The Health, Safety and Welfare at work Act 1989 is complied with.

Jackie Kelly
EHO 29/8/91

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

30/8/91.

DEVELOPMENT CONTROL SEU
Date 03.09.91
Time 12.00

M.G

J & A McInerney

P

P

Register Reference : 91A/1123

Date : 15th July 1991

Development : Offices (approx. 1336 m. sq.)

LOCATION : Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange

Applicant : J & A McInerney

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 4th July 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 27.08.91
Time 4.30
.....

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]

DUBLIN CO. COUNCIL
17 JUL 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES DEPARTMENT
PRINCIPALS OFFICER
27 AUG 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Insufficient information.

Drainage information is inadequate.

1. Applicant has not shown the line of the drains as far as the connection with the public sewer, together with all relevant levels and pipe sizes.
2. There is not public sewer fronting this development. Applicant must indicate to what system it is proposed to connect.

SURFACE WATER

Insufficient information.

As per 1 above.

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

[Handwritten Signature] 20/8/91.

J.R.
22/8/91

Register Reference : 91A/1123

Date : 15th July 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	27.08.91
Time	4.30

ENDORSED _____ DATE _____

WATER SUPPLY. Available for zone use 24 hour storage to be provided. Fire hydrant to be fitted on the existing 150mm ϕ to low water main by Water Dept Duple to to at applicants expense. It may be necessary to extend exst. 150mm water main to front this site. Refer to C.F.O.

[Signature]
15/7/91

ENDORSED *[Signature]* DATE 23/8/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1123.
DEVELOPMENT: Offices (approx. 1336m.sq.).
LOCATION: Site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange.
APPLICANT: J & A McInerney.
DATE LODGED: 4.7.91.

- 1) We would refer you to the architect's drawing no. SS03. The layout shown would seem to preclude vehicular access to the proposed halting site which lies immediately southwest of the applicant's site. This is to be serviced from the turning bay at the head of the old road at the southwest corner of the site shown on this drawing.
- 2) The applicant should be requested to clarify how it is intended to accommodate access to the adjoining site before any further consideration is given to this submission.
- 3) Otherwise, Roads have no objection but would require details of the junction between the existing road pavement and car parking surface to be agreed with this Department before work commences.
- 4) A financial contribution, in the sum of money equivalent to the value of £11,400.00 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 site.

TB/BMcC
29.7.91.



SIGNED: *C. J. Smith*

ENDORSED: _____

DATE: 29/7/91

DATE: _____

Ref: PL 6/5/86928
Reg. Ref: 91A/1123

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Handwritten mark: a large 'L' shape with '9/2' written below it.

29 JAN 92

Date: 28th January 1992.

Appeal re: Offices on site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Western Parkway Interchange, County Dublin.

Dear Sir/Madam,

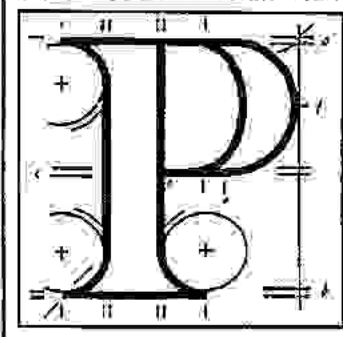
The above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, has been withdrawn.

Yours faithfully,

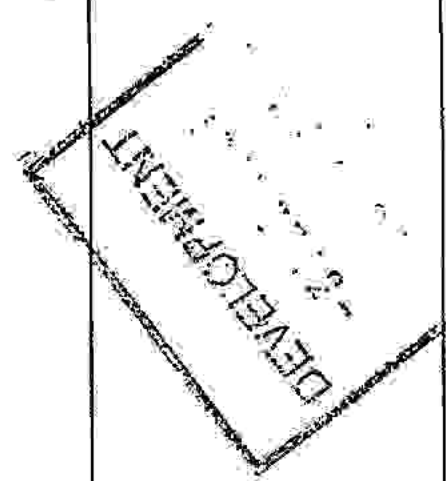
Suzanne Lacey
Suzanne Lacey

BP 302

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



JP/PH/H061A.9

22 January 1992

Attention: Ms Marcella Doyle

An Bord Pleanála,
Floor 3, Blocks 6 & 7,
Lower Abbey Street,
DUBLIN 1.

P.A. Reg. Ref: 91A/1123

Re: Offices on site bounded by Turnpike Road and Naas Road,
adjacent to new roundabout at Naas Rd/Western Parkway,
Interchange, County Dublin.

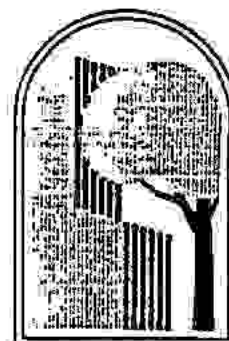
Dear Madam,

X I wish to withdraw the appeal we have made on behalf of J & A
McInerney against the decision of Dublin County Council.

Yours sincerely,

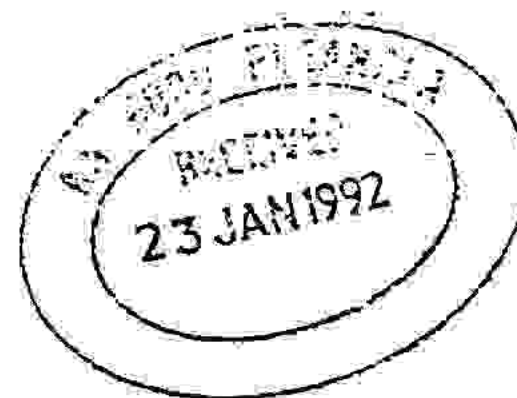


James Pike for
DELANY MACVEIGH & PIKE



**DELANY
MAC VEIGH
& PIKE**

Architects
Interior Designers
Planning Consultants
Owenstown House
Foster's Avenue
Blackrock, Co. Dublin
Tel: 283 2571. Fax: 283 9126



Eoin MacVeigh, Dip. Arch., F.R.I.A.I., R.I.B.A.
James Pike, Dip. Arch., F.R.I.A.I., R.I.B.A.
Associate
John O'Mahony, Dip. Arch., M.R.I.A.I.
Planning Consultant
Patrick M. Delany, B.Arch., F.R.I.A.I., M.I.P.L., R.T.P.I.

Our Ref: PL 6/5/86928
P.A. Reg. Ref: 91A/1123

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 28th January 1992.

Appeal re: Offices on site bounded by Turnpike Road
and Naas Road, adjacent to new roundabout at Naas
Road/Western Parkway Interchange, County Dublin.

Dear Sir/Madam,

The above-mentioned appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, has been withdrawn.

Yours faithfully,

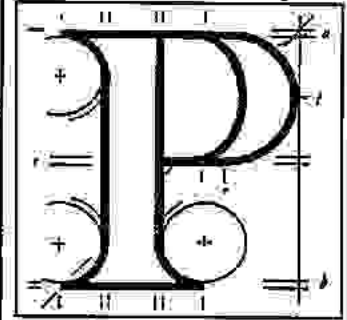
Suzanne Lacey
Suzanne Lacey

BP 302

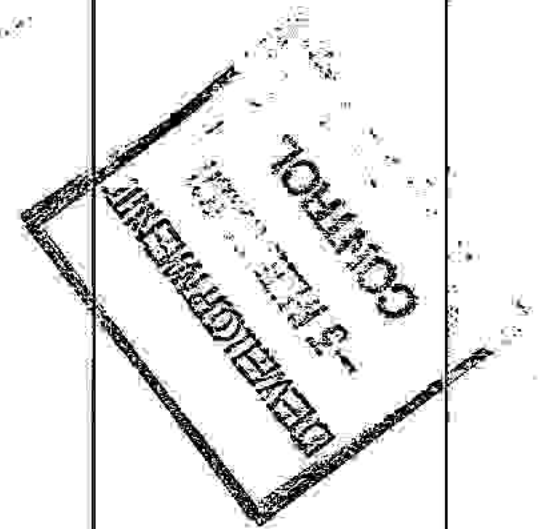
29 JAN 92

PK
9/2

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



JP/PH/H061A.9

22 January 1992

Attention: Ms Marcella Doyle

An Bord Pleanala,
Floor 3, Blocks 6 & 7,
Lower Abbey Street,
DUBLIN 1.

P.A. Reg. Ref: 91A/1123

Re: Offices on site bounded by Turnpike Road and Naas Road,
adjacent to new roundabout at Naas Rd/Western Parkway,
Interchange, County Dublin.

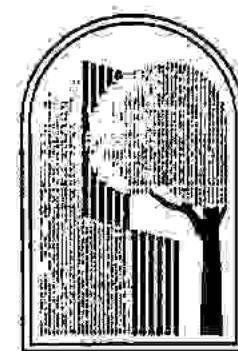
Dear Madam,

X I wish to withdraw the appeal we have made on behalf of J & A
McInerney against the decision of Dublin County Council.

Yours sincerely,

James Pike

James Pike for
DELANY MACVEIGH & PIKE



**DELANY
MAC VEIGH
& PIKE**

Architects
Interior Designers
Planning Consultants
Owenstown House
Foster's Avenue
Blackrock, Co. Dublin
Tel: 283 2571. Fax: 283 3126

Our Ref: PL 6/5/86928
P.A. Reg. Ref: 91A/1123

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 13th December 1991.

Appeal re: Offices on site bounded by Turnpike Road
and Naas Road, adjacent to new roundabout at Naas
Road/Western Parkway Interchange, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
issued in relation to the above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

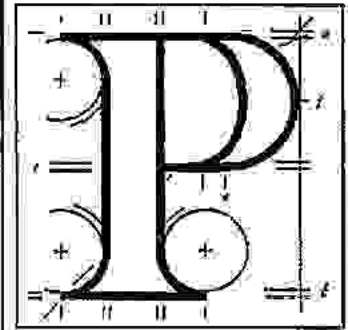
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

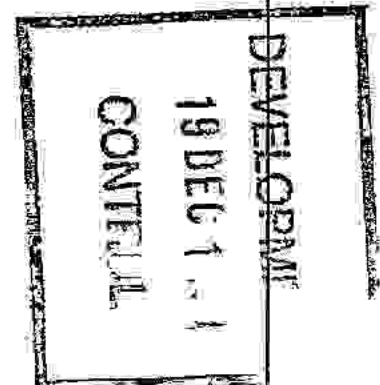
BP 554

PK
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

19/12
16 DEC 91



Our Ref: PL 6/5/86928
P.A. Reg. Ref 91A/1123

Delany McVeigh & Pike,
Architects,
Owenstown House,
Foster's Avenue,
Blackrock,
County Dublin.

Date: 13th December 1991.

Appeal re: Offices on site bounded by Turnpike Road
and Naas Road, adjacent to new roundabout at Naas
Road/Western Parkway Interchange, County Dublin.

Dear Sirs,

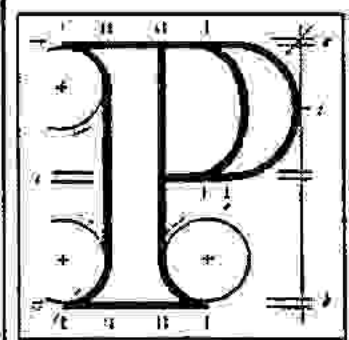
I have been directed by An Bord Pleanála to
acknowledge receipt of your letter dated the 5th of
December, in connection with the above-mentioned
appeal.

I am to inform you that the Board is not agreeable
to a deferment of consideration of this appeal for
the period requested. Under the terms of the Local
Government (Planning and Development) Acts, 1983,
there is an obligation on the Board to dispose of
appeals expeditiously and it intends to proceed with
its consideration of this case in the normal way.

Yours faithfully,


Kevin Carleton
Executive Officer

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Our Ref: PL 6/5/86928
P.A. Reg. Ref: 91A/1123

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 8th November 1991.

Appeal re: Offices on site bounded by Turnpike Road
and Naas Road, adjacent to new roundabout at Naas
Road/Western Parkway Interchange, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

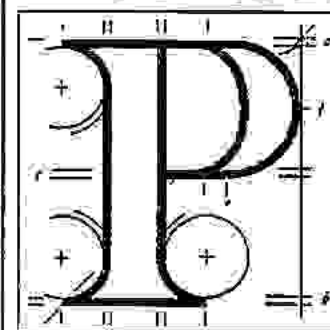
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

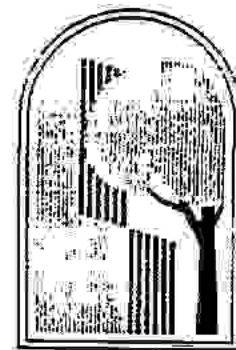
BP 555

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 728011

11 NOV 91
DEVELOPMENT
CONTROL
12 NOV 1991



**DELANY
MAC VEIGH
& PIKE**

Architects
Interior Designers
Planning Consultants
Owenstown House
Foster's Avenue
Blackrock, Co. Dublin
Tel: 283 2571. Fax: 283 3126

JP/PH/H061A.6

25 October 1991

Attention: Ms Marcella Doyle

An Bord Pleanala,
Floor 3, Blocks 6 & 7,
Lower Abbey Street,
DUBLIN 1.

P.A. Reg. Ref: 91A/1123

Re: Offices on site bounded by Turnpike Road and Naas Road,
adjacent to new roundabout at Naas Rd/Western Parkway,
Interchange.

Dear Ms Doyle,

In response to your letter of 22nd October 1991 requesting us to make our detailed submissions within 14 days, we find that we have a lot of detailed research to complete before making our full case and we would ask you to give us one month from the date of your letter, the 22nd October to make our submission.

We will endeavour to make it earlier if possible.

Yours sincerely,

James Pike for
DELANY MACVEIGH & PIKE

Eoin MacVeigh, Dip. Arch., F.R.I.A.I., R.I.B.A.
James Pike, Dip. Arch., F.R.I.A.I., R.I.B.A.
John O'Mahony, Dip. Arch., M.R.I.A.I.
Planning Consultant
Patrick M. Delany, B.Arch., F.R.I.A.I., M.I.P.I., R.T.P.I.

Registered in Ireland, Reg. No. 81175.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/

36928

15.10.91

Our Ref.:

91A-1123

An Bord Pleanala,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal:

Offices on site bounded by Tranpike Road
and Naas Road, Adjacent to New Roundabout at
Naas Rd. / western Parkway interchange.

Applicant:

J. + A. McInerney

Dear Sir,

With reference to your letter dated 30th September 91 I enclose
herewith:-

(1) & (2) A copy of the application which indicated the applicant's
interest in the land or structure.

(3) A copy of the public notice given, i.e.

(4) Irish Press 3/9/91
The plan(s) received from the applicant on 4/9/91.

(6) & (7) A certified copy of Manager's Order P/3895/91

DATED, 15/10/91 together with technical reports in
connection with the application.

(8)

Yours faithfully,

L.D

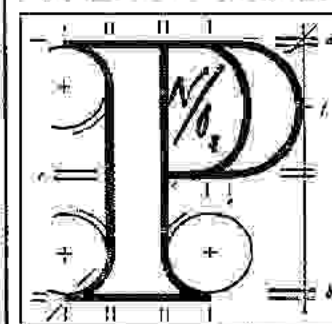
for Principal Officer.
Encls.

Our Ref: PL 6/5/86928
Your Ref: 91A/1123



The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

221
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 30th September 1991.

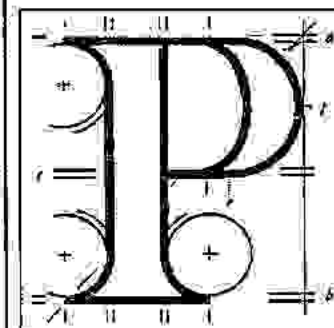
Planning authority decision re: Offices on site bounded by Turnpike Road and Naas Road, adjacent to new roundabout at Naas Road/Westrn Parkway Interchange, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,


Suzanne Lacey

Encl.

BP 005

OF/PH/H061A.5

25 September 1991

An Bord Pleanála,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
DUBLIN 1.

AN BORD PLEANALA
Received 26/9/91
Fees: £ 100-00
Receipt No. B25055



**DELANY
MAC VEIGH
& PIKE**

Architects
Interior Designers
Planning Consultants
Owenstown House
Foster's Avenue
Blackrock, Co. Dublin
Tel: 283 2571. Fax: 283 3126

Re: Application for offices (1336 m.sq) @ Turnpike Road and
Naas Road for J & A McInerney. Reg. Ref. 91A/1123.
Decision Order Number: P/3895/91 dated 26th August 1991.

Dear Sirs,

On behalf of our clients Messrs J & A McInerney we wish to
appeal the decision to refuse permission for the above office
development.

The appeal is based upon unacceptable building line set backs,
a more detailed basis of appeal will follow.

Please find enclosed a copy of the Notification of Decision to
Refuse Permission and a cheque in the sum of £100 - being the
appeal fee.

Trusting this is in order.

Yours faithfully,


Orta Fitzgerald for
DELANY MACVEIGH & PIKE

Enclosures:

Eoin MacVeigh, Dip. Arch., F.R.I.A.I., R.I.B.A.
James Pike, Dip. Arch., F.R.I.A.I., R.I.B.A.
John O'Mahony, Dip. Arch., M.R.I.A.I.
Planning Consultant
Patrick M. Delany, B.Arch., F.R.I.A.I., M.I.P.I., R.T.P.I.



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

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 3895 /91 Date of Decision : 26th August 1991

Register Reference : 91A/1123 Date Received : 4th July 1991

Applicant : J & A McInerney

Development : Offices (approx. 1336 m. sq.)

Location : Site bounded by Turnpike Road and Naas Road, adjacent
to new roundabout at Naas Road/Western Parkway
Interchange

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin
County Council, being the Planning Authority for the County Health
District of Dublin, did by order dated as above make a decision to
REFUSE PERMISSION in respect of the above proposal.

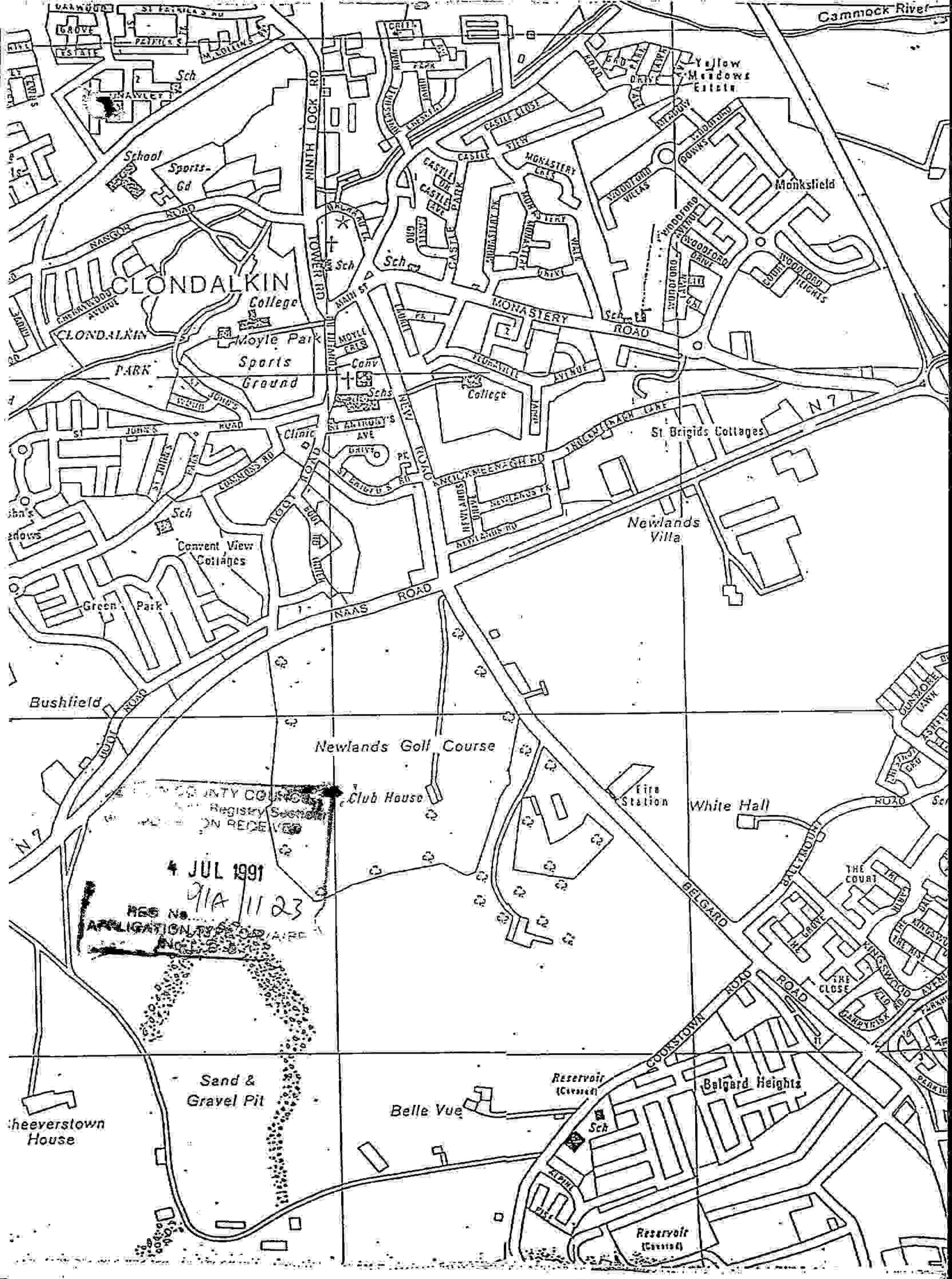
For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- ...⁵... ATTACHED.

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

Date: 27/8/91.....

Delany MacVaigh & Pike,
Owenstown House,
Fosters Avenue,
Blackrock,
co. Dublin.



CLONDAWKIN COUNTY COUNCIL
Registry Section
ON RECEIVED
4 JUL 1991
REG No. 91A/1123
APPLICATION TYPE CD/ARE

Theeeverstown House

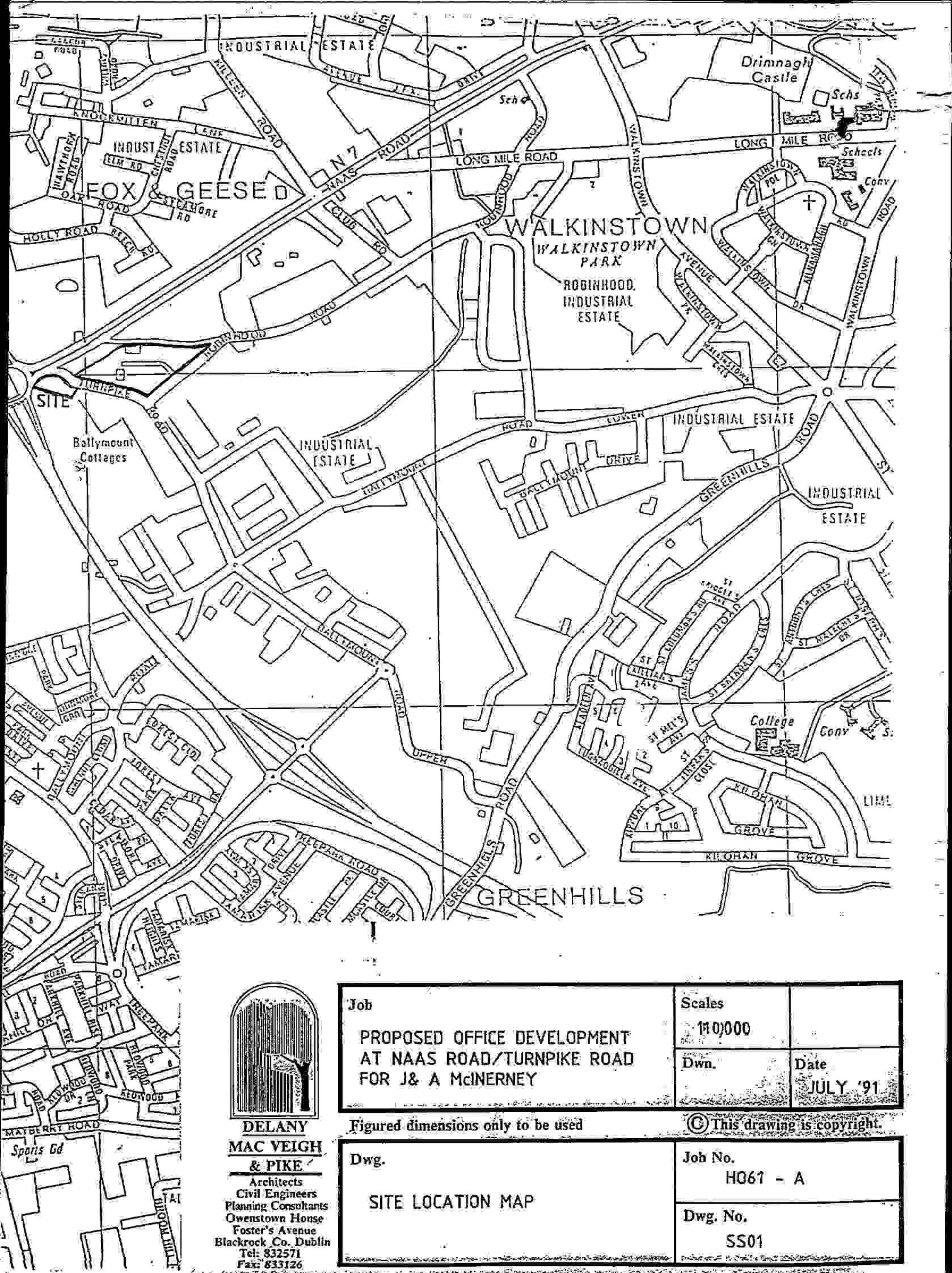
Sand & Gravel Pit

Belle Vue

Reservoir (Covered)

Balgard Heights

Reservoir (Covered)



**DELANY
MAC VEIGH
& PIKE**
Architects
Civil Engineers
Planning Consultants
Owenstown House
Foster's Avenue
Blackrock Co. Dublin
Tel: 832571
Fax: 833126

Job PROPOSED OFFICE DEVELOPMENT AT NAAS ROAD/TURNPIKE ROAD FOR J & A McINERNEY	Scales 1:10,000	
	Dwn.	Date JULY '91

Figured dimensions only to be used

© This drawing is copyright.

Dwg. SITE LOCATION MAP	Job No. H061 - A
	Dwg. No. SS01

Reg.Ref. 91A/1123
 Decision Order No. P/ 3895 /91
 Page No: 0002



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

REASONS FOR REFUSAL

- 01 The site is located in area partly subject to the zoning objective "to preserve and provide for open space and recreational amenities" and partly subject to the zoning objective "to provide for industrial and related uses". The proposed development would contravene materially these development plan objectives indicated in the County Development Plan and would therefore be contrary to the proper planning and development of the area.
- 02 Section 3.3.35 of the County Development Plan provides for a building line in industrial areas of 12.8 metres. Section 2.3.37 of the County Development Plan provides for the minimum building line for primary distributor roads of 30 metres and district distributor roads of 15 metres. The re-aligned section of Turnpike Road adjoining the the site is considered to be a district distributor road and the proposed development consisting of a 2 storey development does not provide any set back from this road. The proposed development would therefore be contrary to the proper planning and development of the area in that an inadequate building set back to the realigned section of Turnpike Road is proposed. An inadequate building line set back has been indicated also from the Naas Road and the cul-de-saced section of Turnpike Road.
- 03 The proposed development would be contrary to the proper planning and development of the area in that no details of boundary treatment has been provided and inadequate proposals concerning landscaping of this prominent site have been indicated.
- 04 The Planning Authority is not satisfied in relation to the circulation space provided between the car parking areas and the proposed building.
- 05 The use of the cul-de-saced section of Turnpike Road to provide for end-on car parking would endanger public safety by reason of a traffic hazard. In this regard, development of this site requires provision of a footpath along both Turnpike Road new and old.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Block 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/1123

Date : 5th July 1991

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

Dear Sir/Madam,

DEVELOPMENT : Offices (approx. 1336 m. sq.)

LOCATION : Site bounded by Turnpike Road and Naas Road, adjacent
to new roundabout at Naas Road/Western Parkway
Interchange

APPLICANT : J & A McInerney

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received
on 4th July 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Delany Macveigh & Pike,
Owenstown House,
Fosters Avenue,
Blackrock,
Co. Dublin.



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 Small site abounded by Turnpike Road and Naas Road
(If none, give description sufficient to identify) adjacent to the new roundabout.

3. Name of applicant (Principal not Agent) J & A McInerney
Address Huntstown House, Mulhuddart, Co. Dublin Tel. No. _____

4. Name and address of Delany MacVeigh & Pike, Owenstown House, Fosters Avenue
person or firm responsible for preparation of drawings Blackrock, Co. Dublin Tel. No. 2832571

5. Name and address to which As 4 above
notifications should be sent

6. Brief description of proposed development Provision of offices

7. Method of drainage Public sewer B. Source of Water Supply Mains

8. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor N/A
or use when last used.

(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 Approx. 3,300 Sq. m.

(b) Floor area of proposed development 1336.556 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:
In so far as possible

15.List of documents enclosed with application. See enclosed letter of application

Irish Press 3/7/91

CO. DUBLIN Permission is sought for offices (approx. 1336 m.sq.) on site abounded by Turnpike Road and Naas Road adjacent to new roundabout at Naas Road/Western Parkway Interchange for J & A McInerney.

16.Gross floor area (See back) 1336.56 Sq. m.

No of dwellings proposed (if any) None Class(es) of Development 4

Fee Payable £ 2338.98 Basis of Calculation 1336.56 x 1.75

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

Signature of Applicant (or his Agent) Orla J. Gerold Date 3.07.91

Application Type P FOR OFFICE USE ONLY 4/7

Register Reference 91A/1123

Amount Received £ 232.4

Receipt No _____

Date _____

2338.98 4/7
MULHDDART

REGISTRATION

RECEIVED
04 JUL 1991
REC. SEC.

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 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 (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 ÁTHA GLIAH

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

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

This receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee.

N 44075

£ 2338.98

Received this 21st day of July 1991
from J. & A. McInerney

the sum of two thousand, three hundred, thirty eight Pounds
ninety eight Pence being fee for
application at Keras Rd.

Mahee Cashier

S. CAREY *Class 4*
Principal Officer

OF/PH/H061A.1/3 July 1991

Planning Department,
Dublin Co. Council,
Block 2, Irish Life Centre,
Lower Abbey Street,
DUBLIN 1.

JUL 1991

REC No. 91A/1123
APPLICATION TYPE O/P/A/BEL
No L D



**DELANY
MAC VEIGH
& PIKE**

Architects
Interior Designers
Planning Consultants

Owenstown House
Foster's Avenue
Blackrock, Co. Dublin
Tel: 283 2571. Fax: 283 3126

**Re: Proposed Development at Junction of Naas
Road and Ballymount Road.**

Dear Sirs,

We wish to apply on behalf of J & A McInerney Ltd, the freehold owners of the above site, for full planning permission for a two storey development of showrooms and offices with a floor area of 1336.556m². This site of circa. 1 acre was the subject of a Grant of Outline Permission for industrial and related uses. Decision Order No. P/5643/89 dated 21/12/89.

While the development now proposed follows closely the permitted outline proposals and the revised set back required from the Naas Road, it is now intended to apply for showroom and offices. The site is of major visual importance and in recent discussions with the Planning Authority it was agreed that the site required a building of high quality. It is felt that a building of industrial use is not appropriate to this particular site and that the most appropriate building would be for showroom and office for a major distribution or industrial company.

The proposed building has an external finish of facing brickwork with substantial areas of glazing in painted aluminum frames. The pitched roof is clad with concrete tiles, the final selection of materials to be agreed with the Planning Authority.

We enclose copies of the planning application form, planning notice and 4 No. copies of drawing no's SS01 - SS08, together with a cheque in the sum of £2,338.98 as required.

Yours faithfully,


Orla Fitzgerald for
DELANY MACVEIGH & PIKE

Enclosures:

Eoin MacVeigh, Dip. Arch., F.R.I.A.I., R.I.B.A.
James Pike, Dip. Arch., F.R.I.A.I., R.I.B.A.
John O'Mahony, Dip. Arch., M.R.I.A.I.
Planning Consultants
Patrick M. Delany, B.Arch., F.R.I.A.I., M.I.P.I., R.T.E.I.

Registered in Ireland, Reg. No. 81175.

OF/PH/H061A.SP1

COUNCIL
SECTION

4 JUL 1991

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OUTLINE SPECIFICATION
FOR
SHOWROOM/OFFICE DEVELOPMENT
AT
LANDS BOUND BY
NAAS ROAD/TURNPIKE ROAD
FOR
J. & A. MCINERNEY

Drawings prepared by:

Delany MacVeigh and Pike,
Owenstown House,
Owenstown Park,
Fosters Avenue,
Blackrock,
Co. Dublin.

JULY 1991

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Continuation

- External Walls : 215mm solid block internal leaf, 100mm cavity with 50mm insulation and 100mm selected clay brick external leaf.

Wall ties to be at 450 centres horizontally and 900 centres vertically.
- Foundations : R.C. strip foundations.
- Ground Floor Construction : 75 screed on 150 concrete slab on 1000 gauge visqueen membrane on 50 sand blinding on a minimum of 150 well consolidated hardcore.
- Intermediate Floor : 75mm screed on 200mm precast concrete floor.
- Roof : Trussed roof with trusses at 600mm centres and fixed to manufacturers details and I.S. 193P.

Concrete tiles on 50 x 38 s/wood battens at required centres on sarking felt on truss rafters.

Note: 100mm glass fibre insulation laid across ceiling joists.
- Windows : Clear double glazed aluminum windows, fitted with permavents.
- Foul Drainage System : System is designed in accordance with B.S.C.P. 301.

Note: All internal bathrooms to have light activated mechanical ventilation with 3 air changes per hour.
- Fire Precautions : The building has been designed in accordance with 5588 Part 3 - Code of Practice for office Buildings.