

Register Reference : 91A/1322

Date : 23rd July 1992

Development : Retention for joinery workshop

LOCATION : Calliagstown, Rathcoole

Applicant : J. Dunne

App. Type : Permission

Dear Sir/Madam,

I wish to inform you that by order dated 22.07.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached to the decision, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963.

This Register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of $\pounds 5$ in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is $\pounds 200$; any other appeal is $\pounds 100$.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of $\pounds 30$.

Mr. G. Taylor,
Calliaghstown,
Rathcoole,
Co. Dublin.

Yours faithfully,

.....
L.D.

for PRINCIPAL OFFICER

RE RETENTION OF JOINERY WORKSHOP FOR MR J DUNNE RE 914 - 1322

I wish to object to the above for the following reasons

1. Environment A quiet rural setting is being turned into an industrial Estate bringing both noise and material pollution also damage.
2. Health Since the above became operational we have noticed a film of dust in our home causing even in fine weather doors and windows to be left closed.
3. Noise Even with windows and doors closed noise of machinery can be heard, at times while the radio or television is on. On one occasion while on the telephone, the caller asked what was causing the noise.
4. Traffic This lane is not suited to some of the vehicles making deliveries or collections. On one occasion a lorry laden with concrete products suffered a ~~brake~~ failure, went hurtling down the lane crashed through the wall on the Kilteel road and was brought to a stop by the rear wheels being trapped by what was left of the wall.

It should be noted that traffic from Mr Lees Works (Double L Concrete) also uses the Joinery Works entrance so the Councils requirement of a barrier of trees between the two premises I doubt would happen.

In general I object to this noisy, unsightly, dust spouting works being sited in this setting. When we built our home I realized that Double L was established but what we did not know was that two more plants creating an Industrial Estate were to be permitted.

It should also be noted that the instructions of the Council to Mr Lee following his unauthorized widening of the road were also not complied with - See letter.

Yes I am most concerned and beg you to give serious consideration to the points raised above.


George Taylor

15 July 1992

Calliaghstown Upper,
Rathcoole,
Co. Dublin.

Mr. D. Taylor,
Principal Officer,
Dublin County Council,
46/49 O'Connell Street,
Dublin 1.

7th June, 1988.

Dear Sir,

I wish to advise that on the afternoon of Saturday, 28th May, 1988 the grass verge was removed from outside my premises. This operation was carried out by a JCB (driver unknown) and was assisted and clearly organised by Mr. Noel Lee and two members of the Dunne family. When I queried what was happening I was ignored and utterances were made hinting that there was more to come.

Prior to this event there was no discussion and from enquiries made the permission of the County Council was not obtained.

My main concern is that the JCB scraped away all greenery up to and in fact damaged the trees and banks at the limit of my home. The soil lifted was taken away by tractor and trailer to the farm of Mr. Patsy Dunne. Whereas, I can understand Mr. Lee required parking space for his employees, I feel that a small margin which could have been curbed would have looked better and meant that a lorry and forklift would not be parked right against the above mentioned bank.

The area removed, which was up to 10 feet wide, and subsequently replaced by builders rubble contained a drain, and I am further concerned as to what damage may be caused by surface water to the roadway.

I am writing this letter for the following reasons:

- 1) Surely private individuals cannot carry out such an operation.
- 2) The surface water situation on our roadway.
- 3) What can be done to restore the aspect of the lane?

In closing I would emphasise the following points:

- A) I am not opposed to the widening of the lane as I understand Mr. Lees' employees need somewhere to park but some protection for the bank previously mentioned is needed as there has been further damage since the verge was removed.
- B) Should I be in breach of any Council regulations I would appreciate the advise of your organisation which I can assure you will be speedily acted upon.

~~I have enclosed a sketch which I trust will be useful and ask that you give this matter your urgent attention before further acts of this nature are carried out.~~

Yours faithfully,

GEORGE H. TAYLOR



P.O. Box 174
46/49 Upper O'Connell Street
Dublin 1
Telephone (01) 727777

Fax No. 725782

Mr. G. H. Taylor,
Calliaghstown Upper,
Rathcoole,
Co. Dublin.

Our Ref.

Your Ref.


Date 8th July, 1988

Dear Mr. Taylor,

I wish to refer to your letter of 7th June and our subsequent telephone conversation.

The Council will raise no objections to you kerbing off an area between the two entrances to your property to an approximate width of 3ft as a protection to your hedge. This work would have to be done to the requirements of the Council's Roads Engineer and would have to include adequate drainage and the surfacing of the balance of the widened section of the road undertaken by another party. Before undertaking any of the above works, you should consult and comply with the requirements of Mr. Charles Egan, Executive Engineer at our Tallaght Depot, telephone 515652.

Yours sincerely,


R. Doris,
Administrative Officer.

RD/MH

26.10.90

124755 Planning
Mick Seery

Budding Lee No
" Bunsil No
" " No

26.10.90

Revised re Surface & Drainage

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A 1322

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28/1/92</u> <u> </u>	OCS Quinn — DID NOT HEAR AS ANOTHER CALL	INTERRUPTED ←	

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 1322

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 26/11/91 26/11/91 — —	C/O QUINN Rec. Permission be granted if all items requested in Ad. Inf are satisfactory		

PLANNING APPLICATION FEES

Reg. Ref. 91A/1322

Cert. No. 26320

PROPOSAL... Retention of joinery workshop

LOCATION... Calliagh town, Rathcoole

APPLICANT... J. Dunne

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	Metres <u>571</u>	@£1.75 per m2 or £40	<u>999.25</u>	<u>1000</u>	<u>75p overpayment</u>	
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: 5/10/11 Date: 14-8-91

Column 1 Endorsed: Signed: [Signature] Grade: 8:0 Date: 14/8/91

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: 8:0 Date: 14/8/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade: 8:0 Date: 14/8/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: *4/A / 1322*

INT. REG.:

EMPLOS. ENROLLED: WATER/SEWER/SURFACE WATER

REA. OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *6,46 Sqft,*

MEASURED BY: *M. W. [Signature] 14-1-82*

HECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

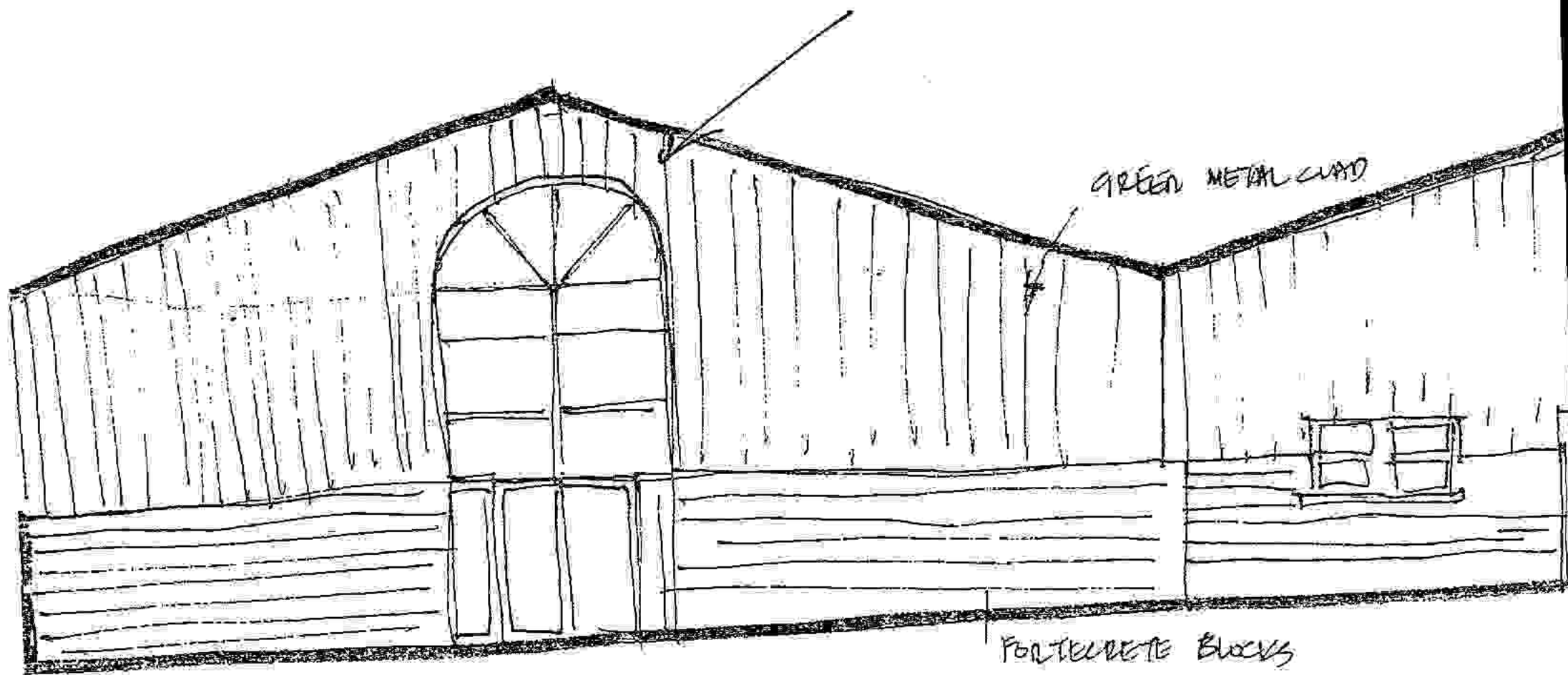
ASSESSOR'S ORDER NO: P: /

DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT, GRADE

OFFICE SHOWROOM'S



GREEN METAL CURD

PORTLAND CEMENT BLOCKS

← PROPOSED →

PROPOSED ELEVATIONS.

Danny Gorman

H Y & Assoc

907577.

Submitted at meeting

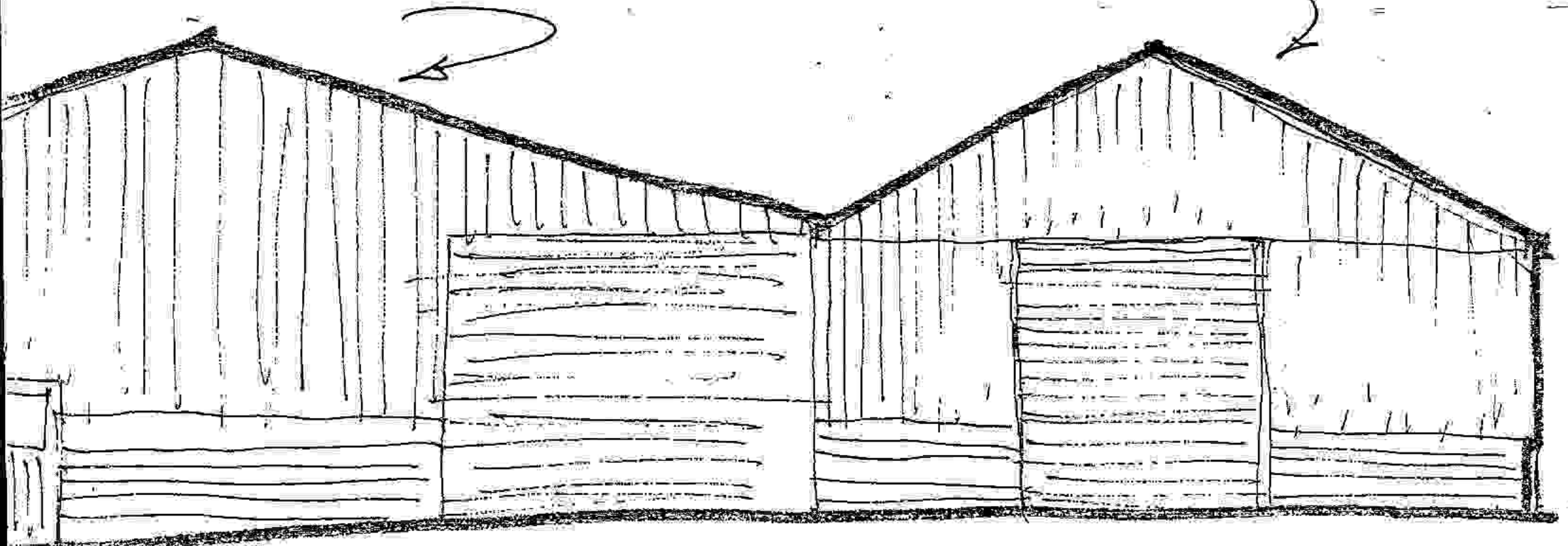
June 8 1993, 3:15 PM

at Irish Life

Hilander

Fabrication / workshop

Stores.



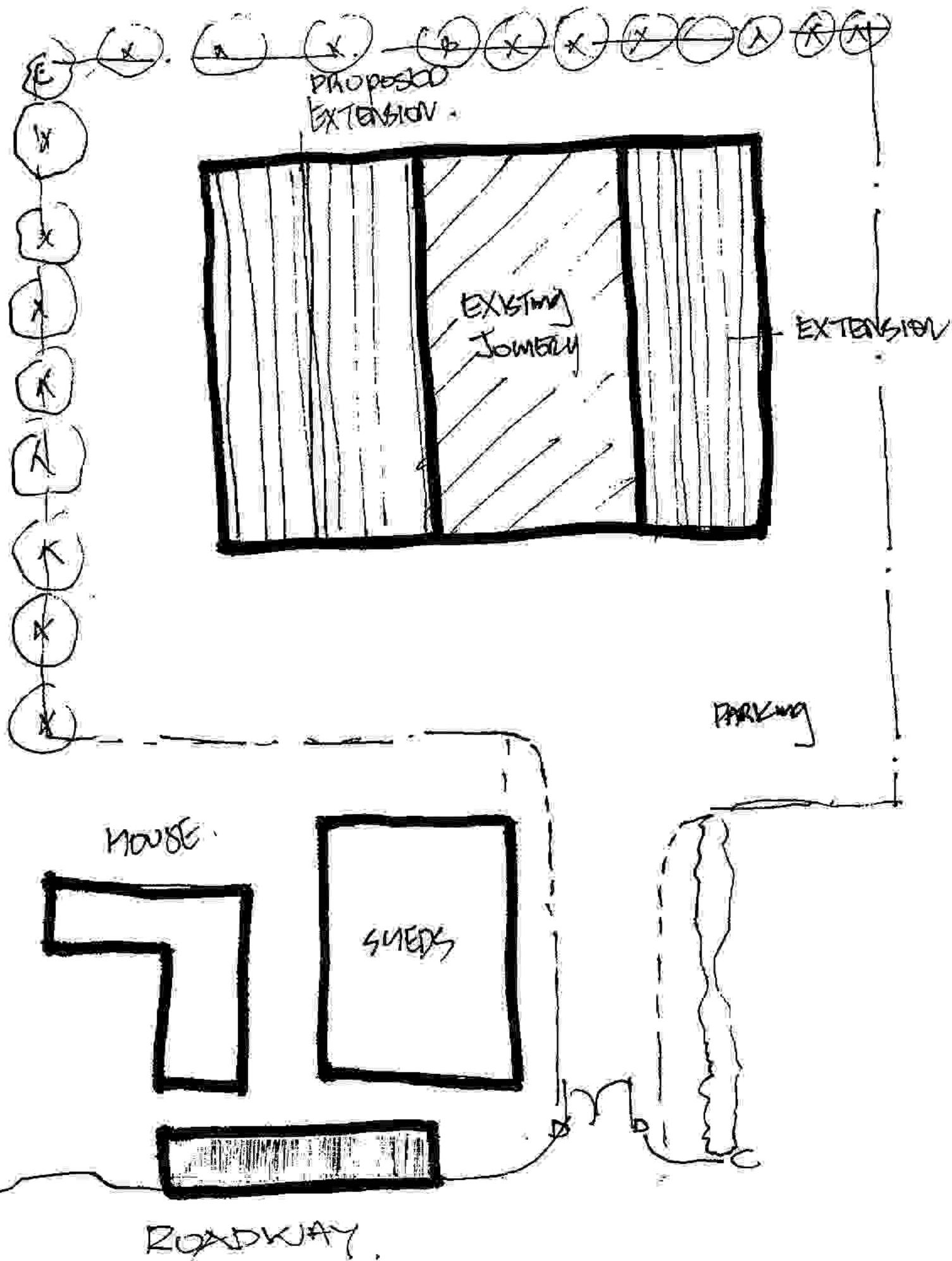
EXISTING



PROPOSED



PROPOSED BLOCK PLAN -



P/3451/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION	
Standard:	NO
Roads:	NO
S. Sers:	NO
Open Space:	NO
Other:	Well
SECURITY:	NO
Bond / C.A.P.:	NO
Cash:	NO

SOUTH COUNTY

Register Reference : 91A/1322

Date Received : 29th May 1992

Correspondence : James Dunne,
Name and : Calliagstown,
Address : Rathcoole,
Co. Dublin.

Development : Retention for joinery workshop

Location : Calliagstown, Rathcoole

Applicant : J. Dunne

App. Type : Permission

Zoning B: To protect and provide for the development of agriculture

Floor Area : 571.56 sq. metres

(ROD/DK)

Report of Dublin Planning Officer dated 16th July, 1992.

This is an application for PERMISSION to retain joinery workshop at Calliagstown, Rathcoole for James Dunne. The site is located in an area zoned 'B' - "to protect and provide for the development of agriculture" in the 1983 County Development Plan.

The workshop is stated to be 571.56 sq. metres. It includes a basement area to the rear, and the whole structure is built with blockwork at lower levels, with corrugated galvanised sheeting on the upper walls and roof, interspersed with perspex sheets to provide lighting. The height from floor to eaves on the western end of the front elevation is stated to be 3750 mm. and the ridge height at the front is approx. 6700 mm.

The site is located at the end of a cul de sac lane which runs east from Kiltel Road. This lane rises gently from the Kiltel road, it is narrow and in poor condition. Apart from the development the subject of this application there is another large shed/yard where concrete products are being manufactured. There is also another similar agricultural shed nearby.

PLANNING HISTORY

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1322

Page No: 0002

Location: Calliagstown, Rathcoole

WA 620 - Permission granted by material contravention by Dublin County Council for shed for the manufacture and sale of precast concrete products on a site to the east of the subject site. The Planning Department had advised against planning permission being granted.

YA 802 - Permission refused for bungalow and garage to the east of subject site.

Applicant was J. Dunne.

85A-0325 - Permission granted for bungalow and haybarn on site shown in YA 802.

There has been enforcement action on the site ~~regarding on the site~~ regarding the unauthorised joinery workshop (Enf. 7795). Following on this the current application for the retention of workshop was lodged on 9th August, 1991.

The applicant states in a letter dated 8th August, 1991, that he is from the area ^{currently} living in his family house. After returning from England he built the shed for agricultural use. For financial reasons (i.e. decline in agriculture) and being a qualified joiner, he decided to adapt the building for joinery purposes. He stated that he has invested £200,000 in the business and employs ~~seven~~ ^{seven} local people.

Additional information was requested from the applicant on 8th October, 1991, as follows:

1. Applicant was requested to supply detailed drawings of the proposed entrance gateway, suitably set back from the public road.
2. Applicant was requested to indicate proposals for the treatment and use of the balance of the site not occupied by the building.
3. Applicant was requested to submit a detailed landscaping scheme for the site together with a programme for carrying out the landscaping works, including the planting of trees along the north west and north east boundaries of the site. In this regard the southern portion of the site should not be used for the open storage of materials.
4. Applicant was requested to indicate a proposed external finish for the structure. A dark green colour would be preferred.
5. Applicant to indicate how he can comply with the requirements of the safety in Industries Acts, 1955 and 1986 and the Air Pollution Act, 1987 and regulations made thereunder.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1322

Page No: 0003

Location: Calliagstown, Rathcoole

The applicant responded by letter dated 9th January, 1992 to this additional information request but failed to provide adequate details to the points requested four of the points were not responded to at all. As a result of the inadequate details submitted, clarification of additional information was requested on 4th March, 1992, in regard to the 5 points outlined previously. Applicant replied to this request on 29th May, 1992.

The Principal Environmental Health Officers report of 13th July, 1992, states that while a number of measures have been taken to comply with the Safety in Industries Act, 1955 and 1986, and Air Pollution Act, 1987, a number of additional measures are necessary in order to satisfy the requirements of the Principal Environmental Health Officer. However, it is considered that these requirements can be addressed by condition and regular monitoring of the development.

The applicant has submitted a landscaping planting scheme for the north west and north east boundaries of the site. The timescale indicated for carrying out the landscape works is nine to twelve months which is considered acceptable. The eastern portion of the site is to be finished with compounded crushed stone and used as the storage area of the site. The workshop itself is to be painted dark green in response to point no. 4 of additional information request.

An objection (by phone) has been received in relation to the proposed development. A written objection had not been received at the time of writing this report. The nature of the objection relates principally to noise, dust and traffic levels associated with the workshop. A recent site inspection revealed that the noise level emanating from the structure is significant and as a result sound proofing measures are necessary in order to protect the amenity of adjoining residential property. The recent installation of the dust extraction system and the planting programme proposed should address the issue of dust emissions. Careful monitoring of the plant is required in this regard. The landscaping and planting proposals should also serve to reduce the visual impact of the structure in this rural area.

Roads Department are opposed to the proposed development due to the substandard nature of the laneway. The problem is compounded by the parking of vehicles on the laneway which could be accommodated on site.

Despite reservations regarding the retention of the joinery workshop in this rural area, it is considered reasonable in the circumstances to grant the applicant temporary planning permission for a three year period. While the proposal could be considered as a rural cottage industry in terms of the County Development Plan which is "open for consideration" in the 'B' zone, operations on this nature should be directed towards an industrial estate. However, in

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0004

Location: Calliagstown, Rathcoole

this case the fact that the applicant is a member of a local farming family who lives beside the site and the local employment generated by the workshop is a consideration. A temporary permission will enable the Planning Authority to review the situation and assess the effectiveness of the safeguarding environmental measures within the three year period.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following () conditions :-

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the use of the structure as a joinery workshop shall cease on or before 29th July, 1995, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal.
REASON: To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.
- 03 That the workshop shall be used for light industrial/warehousing purposes only and that any change of use from this shall be subject to approval from the Planning Authority or An Bord Pleanala on appeal.
03 REASON: In the interest of the proper planning and development of the area.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 05 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1322

Page No: 0005

Location: Calliagstown, Rathcoole

Council.

REASON: In order to comply with the sanitary services Acts, 1878-1964.

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

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

08 That the landscaping scheme for the site be carried out in accordance with Sheet No. 1 of the lodged plans received as part of this application. This scheme shall also provide for dense screen planting along the existing eastern boundary in order to reduce the visual impact of the development on the site. Planting to be carried out in the first planting season following this grant of permission.

REASON: In the interest of visual amenity.

09 Details of the proposed entrance to the site to be submitted and agreed with Roads Planning Section, Dublin County Council, on receipt of this grant of permission.

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

10 That a satisfactory vehicular parking scheme for the site be submitted and agreed with Roads Planning Section, Dublin County Council on receipt of this grant of permission. *All vehicles to be parked within the site.*

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

11 Applicant to submit and agree with Principal Environmental Health Officer specific proposals regarding sound proofing of the workshop. Proposals to be designed in order to protect the amenity of adjoining residential property. These proposals shall be in accordance with the Principal Environmental Health Officers "Guidelines of Noise Levels." (Applicant is advised to contact Principal Environmental Health Officer, 33, Gardiner Place, Dublin 1, Phone No. 727777 in this regard).

REASON: In the interest of health.

12 The proposed development shall comply fully with the requirements of the Safety in Industries Act, 1955 and 1986 and the Air Pollution Act, 1987, and regulations made thereunder.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0006

Location: Calliagstown, Rathcoole

13 The external finish of the workshop shall be dark green in colour.
REASON: In the interest of visual amenity.

14 That no industrial effluent be permitted without prior approval of the Planning Authority.
REASON: In the interest of public health.

15 Adequate refuse and waste disposal facilities to be provided to the satisfaction of the County Council.

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

16 That a financial contribution in the sum of £ _____ 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.

REASON: The provision of such services in the area by the council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1322

Page No: 0007

Location: Calliagstown, Rathcoole

.....
for Dublin Planning Officer

Endorsed:-.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (4) conditions set out above is hereby made.

Dated : 13th July, 1992.

.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 13th July 1992

P/932/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/1322

Date Received : 9th January 1992

Correspondence : James Dunne,
Name and : Calliagstown,
Address : Rathcoole,
Co. Dublin.

Development : Retention for joinery workshop

Location : Calliagstown, Rathcoole

Applicant : J. Dunne

App. Type : Permission

Zoning B : To protect and provide for the development of agriculture

Floor Area : 571.56 sq. metres

(ROD/BB)

Report of Dublin Planning Officer dated 28th February, 1992.

This is an application for PERMISSION for retention of joinery workshop at Calliagstown, Rathcoole.

The area in which this site is located is zoned with the objective "to protect and provide for the development of agriculture".

The workshop is stated to be 571.56 sq. metres. It includes a basement area to the rear, and the whole structure is built with blockwork at lower levels, with corrugated galvanised sheeting on the upper walls and roof, interspersed with perspex sheets to provide lighting. The height from floor to eaves on the western end of the front elevation is stated to be 3750 mm. and the ridge height at the front is approx. 6700 mm.

In appearance, the structure is obtrusive at this rural site. There are, however, other similar permitted structures in the near vicinity.

The Supervising Environmental Health Officer has reported (received 11.09.91) that the proposal is unsatisfactory in respect of compliance with the Safety in Industries Act 1955 and 1986 and the Air Pollution Act 1987 Regulations made thereunder.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Additional Information was requested on the 8/10/91 from the applicant with regard to five main areas. The applicant responded by letter dated 9th January, 1992, to this Additional Information request but failed to provide adequate details to the points requested, four of the points were not responded to at all.

1. Applicant was requested to supply detailed drawings of the proposed entrance gateway, suitably set back from the public road. Applicant failed to supply any drawings.

2. Applicant was requested to indicate proposals for the treatment and use of the balance of the site not occupied by the building. Again no proposals were submitted.

3. Applicant was requested to submit a detailed landscaping scheme for the site together with a programme for carrying out the landscaping works, including the planting of trees along the north west and north east boundaries of the site. In this regard the southern portion of the site should not be used for the open storage of materials.

No details of a landscaping scheme were submitted.

4. Applicant was requested to indicate a proposed external finish for the structure. A dark green colour would be preferred.
No details of a proposed external finish was submitted.

5. Applicant to indicate how he can comply with the requirements of the Safety in Industries Acts, 1955 and 1986 and the Air Pollution Act, 1987 and regulations made thereunder.

Applicant was advised to contact the supervising Environmental Health Officer.

Inadequate details were submitted as regards point no. 5. The applicant stated in his letter of 9/1/1992 that the "leakage of noise from the workshop is virtually nil and employees were advised to wear protective equipment". A recent site inspection revealed this information to be incorrect and in fact the emission of noise associated with the joinery is a significant problem &c.

As a result of the inadequate details submitted in response to the Additional Information request of 8/10/1991.

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

01 Applicant to supply detailed drawings of the proposed entrance gateway, suitably set back from the public road.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- 02 Applicant to indicate proposals for the treatment and use of the balance of the site not occupied by the building.
- 03 Applicant to submit a detailed landscaping scheme for the site together with a programme for carrying out the landscaping works, including the planting of trees along the north west and north east boundaries of the site. In this regard, the southern portion of the site should not be used for the open storage of materials.
- 04 Applicant to indicate a proposed external finish for the structure. A dark green colour would be preferred.
- 05 Applicant to indicate how he can comply with the requirements of the Safety in Industries Acts, 1955 and 1986 and the Air Pollution Act, 1987 and regulations made thereunder.

NOTE: In relation to this item applicant should contact the supervising Environmental Health officer at 33, Gardiner Place, Dublin 1.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cremins SEP

for Dublin Planning Officer 23/2/92

Endorsed: -

[Signature]
for Principal Officer

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

Dated : 2. 3. 1992

[Signature]
ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26 August, 1991.

H.O. 1231

Register Reference : 91A/1322.

Date : 27.08.91.

Development : Retention for joinery workshop

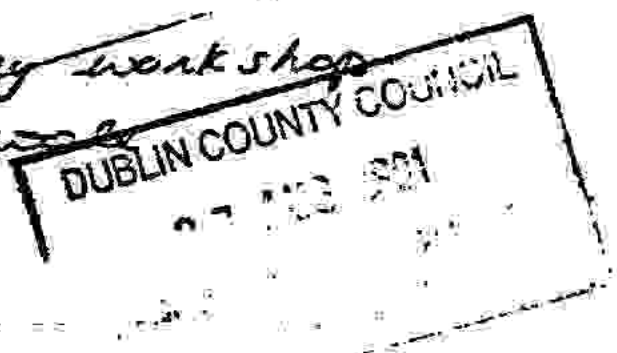
LOCATION : Calliagstown, Rathfarnham

Applicant : J. Dunne

App. Type : Permission

Planning Officer : Geraldine Boothman

Date Recd. : 21.08.91.



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 13.02.92
Time 3.00

Yours faithfully,

Paul Dolin

PRINCIPAL OFFICER

The above proposal is not acceptable for the following reasons.

- (1) Non Compliance with the Safety in Industries Act 1955 and 1961
 - (a) There is no water closet accommodation indicated on the plan
 - (b) Canteen facilities or tea room are not indicated.
 - (c) Details of heating and lighting in all places of work are not indicated.
- (2) Non Compliance with THE Air Pollution Act 1987 and regulations made thereunder
 - (a) Details of a dust EXTRACTION system and filters are not indicated on the plan.
 - (b) Details of ventilation not indicated on plan.
 - (c) Drinking water facilities for staff not indicated.
- (5) Details of the proposed use of the basement area not indicated.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

G. Joseph A. D. ... Ltd. ...

Register Reference : 91A/1322

Date : 14th January 1992

Development : Retention for joinery workshop

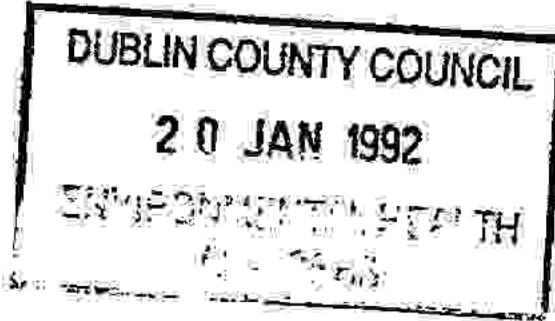
LOCATION : Calliagstown, Rathcoole

Applicant : J. Dunne

App. Type : Additional Information

Planning Officer : G. BOOTHMAN

Date Recd. : 9th January 1992



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

yours faithfully,

.....
for PRINCIPAL OFFICER

ADDITIONAL INFORMATION NOTES

SEE PREVIOUS REPORT 9/9/91 (ATTACHED)

COMPLIANCE WITH CONDITIONS 1, 2, 3, 4, 5 still outstanding.



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

Peter Whelan
12/2/92

12/2/92

File

Geraldine Bookman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1322.
DEVELOPMENT: Retention for Joinery Workshop.
LOCATION: Calliaghstown Lr., Rathcoole.
APPLICANT: J. Dunne.
DATE LODGED: 21.8.91.

This application is for full permission for retention for Joinery Workshop at Rathcoole.

Previous Planning history on adjoining lands served by the cul-de-sac include applications for houses and septic tanks (Reg. Ref: 86A/335 and 86A/584) which were granted by Dublin County Council despite adverse Roads Reports.

The junction of the road serving the site with the Killeel Road is seriously substandard in vision and surfacing. The applicant cannot provide any improvement to this junctions as the land is not under his control.

Several applications for development along this laneway have been lodged, Roads attitude remains unchanged.

Permission should be refused as:-

- 1) The laneway junction with the Killeel Road is substandard and the generation of additional turning movements at this junction would endanger public safety by reason of a traffic hazard.
- 2) This constitutes further ribbon development on an already substandard road network which reduces the level of service and could lead to a demand for improvements to the road alignment width public lighting paths drainage etc., which is not envisaged at the moment.

It should be noted that Roads would welcome any proposals to improve the junction and laneway surfacing. Such improvements may influence the possibility of development.

MA/BMcC
19.9.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	08.10.91
Time	3.30

SIGNED: Michael Arthur

ENDORSED: E. Madde

DATE: 23-9-91

DATE: 8th Oct '91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of joinery workshop at Calliagstown,
Rathcoole, for J. Dunne.

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

Reg. Ref.	91A/1322
Appl. Rec'd:	9/8/91
Floor Area:	571.56sq. m.
Site Area:	3,725sq. m.
Zoning:	'B'

Report of the Dublin Planning Officer, dated 7 October 1991

This is an application for PERMISSION for retention of joinery workshop, at Calliagstown, Rathcoole.

The area in which this site is located is zoned with the objective "to protect and provide for the development of agriculture".

The workshop is stated to be 571.56sq. metres. It includes a basement area to the rear, and the whole structure is built with blockwork at lower levels, with corrugated galvanised sheeting on the upper walls and roof, interspersed with perspex sheets to provide lighting. The height from floor to eaves on the western end of the front elevation is stated to be 3750 mm. and the ridge height at the front is approx. 6700 mm.

In appearance, the structure is obtrusive at this rural site. There are, however, other similar permitted structures in the near vicinity.

The site is located at the end of a cul-de-sac lane which runs east from Johnstown Road. This lane rises gently from the Johnstown Road; it is narrow and in poor condition. Apart from the development, the subject of this application, there is another large shed/yard, where concrete products are being manufactured; there is a sign advertising this business at the junction of the lane and the main road. There is also a further similar agricultural shed nearby.

The applicant states in a letter dated 8th August, 1991, that he is from the area, living in his family home. After returning from temporary emigration in England, he built the shed for agricultural use. For financial reasons, (i.e. decline in agriculture) and being a qualified joiner, he decided to adapt the building for joinery purposes. He stated that he has invested £200,000 plus, in the business, and employs seven local people.

The Supervising Environmental Health Officer has reported (received 11.09.91) that the proposal is unsatisfactory in respect of compliance with the Safety in Industries Act 1955 and 1986 and the Air Pollution Act 1987 and Regulations made thereunder.

Over

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Retention of joinery workshop at Calliagstown, Rathcoole, for J. Dunne.

- WA.620 - Permission granted by Material Contravention by Council, for shed for the manufacture and sale of precast concrete products on a site to the east of subject site. The Planning Department had advised against planning permission being granted.
- YA.802 - Permission refused for bungalow and garage to the east of subject site. Applicant was J. Dunne.
- 85A/325- Permission granted for bungalow and haybarn on site shown in YA.802.

There has been Enforcement Action on this site. See File 7795.

It is considered that, given the fact that the applicant is a member of a local farming family and lives beside the site, and that the Council has already granted permission for a concrete products operation on the adjoining site, the addition of the proposed use would not seriously affect the amenities of the area subject to meeting the requirements of the Supervising Environmental Health Officer and the carrying out of certain amenity works to lessen the visual impact of the proposal. A significant expansion of the operation in this location would not however be favoured. Such expansion should be directed towards an industrial estate. The proposal can be considered as a rural cottage industry in terms of the County Development Plan 1983 which use is "open for consideration" in the 'B' zone.

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

1. Applicant to supply detailed drawings of the proposed entrance gateway, suitably set back from the public road.
2. Applicant to indicate proposals for the treatment and use of the balance of the site not occupied by the building.
3. Applicant to submit a detailed landscaping scheme for the site together with a programme for carrying out the landscaping works, including the planting of trees along the north west and north east boundaries of the site. In this regard, the southern portion of the site should not be used for the open storage of materials.
4. Applicant to indicate a proposed external finish for the structure. A dark green colour would be preferred.

Over

Order No. P/4612/91
COMHAIRLE CHONTAE ATHA CLIATH

Record of Executive Business and Manager's Orders

Retention of joinery workshop at Calliagstown, Rathcoole, for J. Dunne.

5. Applicant to indicate how he can comply with the requirements of the Safety in Industries Acts, 1955 and 1986 and the Air Pollution Act, 1987 and regulations made thereunder.

NOTE: In relation to this item applicant should contact the Supervising Environmental Health Officer at 33, Gardiner Place, Dublin 1.

(WM/AC)

Endorsed:- *A. Kerney*
for Principal Officer

[Signature]
For Dublin Planning Officer

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

Dated: 7th OCTOBER 1991.

[Signature]
ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th October 1991.

W. Murray

P.O. has reported
you look at this
amount will
employ 14 +
down to have
invested £200,000
in equipment.

W. Murray

H.O.

1231

Register Reference : 91A/1322.

Date : 27.08.91.

Development : Retention for joinery workshop

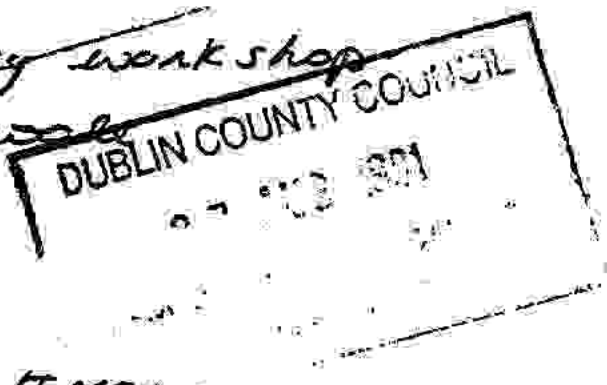
LOCATION : Calliagstown, Rathfarnham

Applicant : J. Dunne

App. Type : Permission

Planning Officer : Geraldine Boothman

Date Recd. : 21.08.91.



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 11.09.91

Time 3.15

Yours faithfully,

Paul Dolin

PRINCIPAL OFFICER

The above proposal is not acceptable for the following reasons.

- (1) Non Compliance with the Safety in Industries Act 1955 and 1966
 - (a) There is no water closet accommodation indicated on the plan
 - (b) Canteen facilities or tea room are not indicated.
 - (c) Details of heating and lighting in all places of work are not indicated.
- (2) Non Compliance with the Air Pollution Act 1987 and regulations made thereunder.
 - (a) Details of a dust extraction system and filters are not indicated on the plan.
 - (b) Drinking water facilities for staff not indicated
- (3) Details of ventilation not indicated on plan.
- (4) Details of the proposed use of the basement area not indicated.

SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

Endorsement of Geraldine Boothman for John O'Kellyy SEHO



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 3451 /92 Date of Decision : 22nd July 1992

Register Reference : 91A/1322 Date Received : 29th May 1992

Applicant : J. Dunne

Development : Retention for joinery workshop

Location : Calliagstown, Rathcoole

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 081091//090192

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

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ¹⁵.....ATTACHED.

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

Date:..22/7/92.....

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

NOTES

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

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

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

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee.

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward for services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee.

(c) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee.

(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

5. From 17th February, 1992, fees payable to An Bord Pleanala are as follows:

(a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development, by the person by whom the application was made.	£200.00
(b) Appeals other than an appeal mentioned at (a).	£100.00
(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

Reg.Ref. 91A/1322
Decision Order No. P/ 3451 /92
Page No: 0002



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

CONDITIONS / REASONS

- 01 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.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the use of the structure as a joinery workshop shall cease on or before 29th July, 1995, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON: To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.
- 03 That the workshop shall be used for light industrial/warehousing purposes only and that any change of use from this shall be subject to approval from the Planning Authority or An Bord Pleanála on appeal.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 05 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 06 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 07 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.
- 08 That the landscaping scheme for the site be carried out in accordance with Sheet No. 1 of the lodged plans received as part of this application. This scheme shall also provide for dense screen planting along the existing eastern boundary in order to reduce the visual impact of the development on the site. Planting to be carried out in the first planting season following this grant of permission.
REASON: In the interest of visual amenity.
- 09 Details of the proposed entrance to the site to be submitted and agreed

NOTES

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Fax (01) 724896

Reg.Ref. 91A/1322
Decision Order No. P/ 3451 /92

Page No: 0003

with Roads Planning Section, Dublin County Council, on receipt of this grant of permission.

- 09 REASON: In the interest of the proper planning and development of the area.
- 10 That a satisfactory vehicular parking scheme for the site be submitted and agreed with Roads Planning Section, Dublin County Council on receipt of this grant of permission. All vehicles to be parked within the site.
- 10 REASON: In the interest of the proper planning and development of the area.
- 11 Applicant to submit and agree with Principal Environmental Health Officer specific proposals regarding sound proofing of the workshop. Proposals to be designed in order to protect the amenity of adjoining residential property. These proposals shall be in accordance with the Principal Environmental Health Officers "Guidelines of Noise Levels." (Applicant is advised to contact Principal Environmental Health Officer, 33, Gardiner Place, Dublin 1, Phone No. 727777 in this regard).
REASON: In the interest of health.
- 12 The proposed development shall comply fully with the requirements of the Safety in Industries Act, 1955 and 1986 and the Air Pollution Act, 1987, and regulations made thereunder.
- 12 REASON: In the interest of the proper planning and development of the area.
- 13 The external finish of the workshop shall be dark green in colour.
REASON: In the interest of visual amenity.
- 14 That no industrial effluent be permitted without prior approval of the Planning Authority.
REASON: In the interest of public health.
- 15 Adequate refuse and waste disposal facilities to be provided to the satisfaction of the County Council.
- 15 REASON: In the interest of the proper planning and development of the area.

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

NOTES

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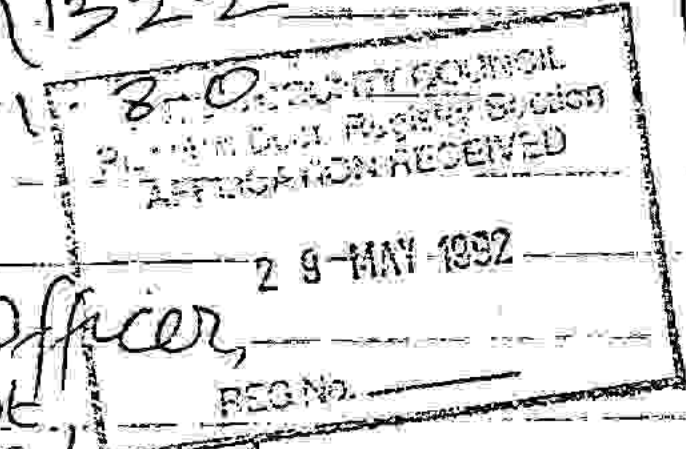
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Classification of H.1

91A/1322



Callaighstown
Rathcoole,
Co. Dublin
27th May '92

Principal Officer,
Planning Dept,
Dublin Co. Council,
Irish Life Centre,
Gr. Abbey St.,
Dublin 1

91A/1322
1-8.0
A.1
29/5

Classification of Additional Information Ref. Ref. 91A/1322

Retention of joinery workshop
for James Dunne at Callaighstown,
Rathcoole.

In answer to your letters dated 8th Oct 91
and 4th ~~Mar~~ Nov 92, I forward herewith the
additional information requested.

The information is indicated on enclosed
~~enclosed~~ drawings, plan sheet 1 and
plan sheet 2, submitted in
quadruplicate.

With regard to a programme for
carrying out the landscaping works I
would aim to have it completed,
in nine to twelve months. If this is
not satisfactory I would appreciate
if you would indicate a time scale.

Yours faithfully,
James Dunne

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



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

Register Reference : 91A/1322

Date : 4th June 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Retention for joinery workshop

LOCATION : Calliagstown, Rathcoole

APPLICANT : J. Dunne

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 29th May 1992.

Yours faithfully,

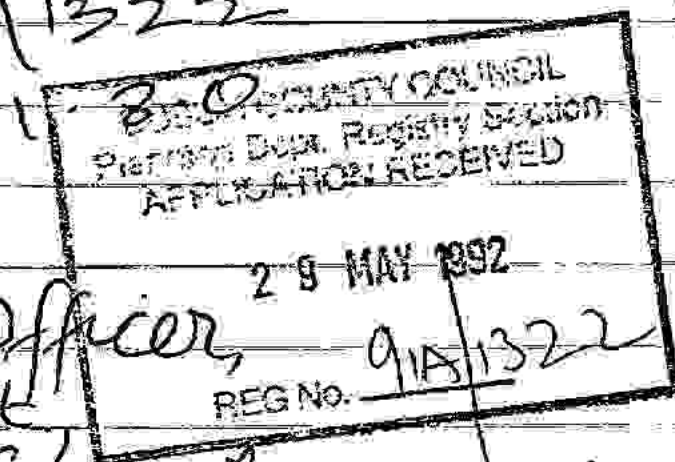
.....
for PRINCIPAL OFFICER

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

Classification of A.1

91A/1322

Callaighstown
Rathcoole,
Co. Dublin
27th May '92.



Principal Officer,
Planning Dept,
Dublin Co. Council,
Irish Life Centre,
Gr. Abbey St.,
Dublin 1.

91A/1322
1-8.0
A.1.

29/5

Classification of Additional Information
Ref. Ref. 91A/1322

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for James Dunne at Callaighstown,
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Yours faithfully,

James Dunne



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

Decision Order Number : P/ 0932 /92 Date of Decision : 2nd March 1992
Register Reference : 91A/1322 Date Received : 9th January 1992
Applicant : J. Dunne
Development : Retention for joinery workshop
Location : Calliagstown, Rathcoole

Dear Sir/Madam,

With reference to your planning application, received here on 09.01.92 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following clarification of additional information must be submitted in quadruplicate:-

- 01 Applicant to supply detailed drawings of the proposed entrance gateway, suitably set back from the public road.
- 02 Applicant to indicate proposals for the treatment and use of the balance of the site not occupied by the building.
- 03 Applicant to submit a detailed landscaping scheme for the site together with a programme for carrying out the landscaping works, including the planting of trees along the north west and north east boundaries of the site. In this regard, the southern portion of the site should not be used for the open storage of materials.
- 04 Applicant to indicate a proposed external finish for the structure. A dark green colour would be preferred.
- 05 Applicant to indicate how he can comply with the requirements of the Safety in Industries Acts, 1955 and 1986 and the Air Pollution Act, 1987 and regulations made thereunder.

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.



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

Reg.Ref. 91A/1322
Decision order No. P/ 0932 /91
Page No: 0002

NOTE: In relation to this item applicant should contact the supervising Environmental Health Officer at 33, Gardiner Place, Dublin 1.

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

Yours faithfully,

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

PRINCIPAL OFFICER

Date : 4/7/92

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/1322

Date : 9th January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Retention for joinery workshop
LOCATION : Calliagstown, Rathcoole
APPLICANT : J. Dunne
APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 9th January 1992.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

91A/1322

2.0.0

A.I.

Callaighstown,

Rathcoole,

Co. Dublin

4th Jan '92.

Your Ref: - No 91A/1322

91A/1322

Additional Information.

2.0.0

Re. Retention of joinery workshop at the
above address.

09 JAN 92

Dear Sir,

With reference to our application for retention of joinery workshop, we wish to inform you that we have contacted the Supervising Environmental Health Officer with regard to the Safety in Industries Act plus the Air Pollution Act, but we have not received the breakdown of necessary requirements to comply with these acts (copy of reply enclosed).

However, we have dealt with the potential hazard of saw dust emissions by

installing a very high quality extractor system, which sucks all saw dust into a container with no escape of dust into the air.

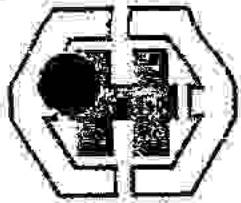
Regarding the noise pollution, the leakage of noise from the workshop is virtually nil, and all employees on the premises are advised to wear ear muffs.

Could you please let us know if this information meets your requirements.

If so, we can promptly proceed and submit the remainder of additional information.

Thanking you,
Yours faithfully,

James Dunne



**EASTERN
HEALTH
BOARD**

BORD
SLAINTE
AN OIRTHIR

ENVIRONMENTAL HEALTH OFFICERS'
SERVICE

33 Gardiner Place
Dublin 1
Tel 727777

12 November 1991

Ms. Martina Dunne,
Callaighstown,
Rathcoole,
Co. Dublin.

Dear Ms. Dunne,

I refer to your recent enquiry regarding a proposed joinery workshop. Both the Air Pollution Act 1987 and Noise Pollution legislation would apply in this case particularly in regard to preventing nuisance to the public health from: (a) Saw dust emissions and (b) Noise from machinery. I am not aware of any summary leaflets being available regarding the above legislation.

The Health & Safety Authority, Baggot Street, may be able to advise regarding safety in the workplace and I understand that there are specific Wood Working Regulations which may apply in this case.

Trusting the above may be of some assistance.

Yours sincerely,

Anne O'Donohoe,
Environmental Health Officer.



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

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

Reg. Ref. 91A/1322

8 October 1991

Re: Retention of joinery workshop at Calliagstown, Rathcoole,
for J. Dunne.

I, the undersigned, hereby acknowledge receipt of Notification
of Decision, dated 8 October 1991, in connection with the above.

Signed: _____

On behalf of:

(Name)

Annie Dunne

(Address)

I hereby certify that the above Notification, dated 8 October
1991, was handed by me to the above signed today.

SIGNED:

Mary Murphy

DATED:

8-10-91

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

Reg. Ref. No. 91A/1322

8 October 1991

Re: Retention of Joinery workshop at Calliagstown, Rathcoole,
for J. Dunne.

Dear Sir,

With reference to your planning application, received here on 9 August 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1990, the following additional information must be submitted in quadruplicate:-

1. Applicant to supply detailed drawings of the proposed entrance gateway, suitably set back from the public road.
2. Applicant to indicate proposals for the treatment and use of the balance of the site not occupied by the building.
3. Applicant to submit a detailed landscaping scheme for the site together with a programme for carrying out the landscaping works, including the planting of trees along the north west and north east boundaries of the site. In this regard, the southern portion of the site should not be used for the open storage of materials.
4. Applicant to indicate a proposed external finish for the structure. A dark green colour would be preferred.

Over

5. Applicant to indicate how he can comply with the requirements of the Safety in Industries Acts, 1955 and 1986 and the Air Pollution Act, 1987 and regulations made thereunder.

NOTE: In relation to this item applicant should contact the Supervising Environmental Health Officer at 33, Gardiner Place, Dublin 1.

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

Yours faithfully,


for Principal Officer.

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



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

Register Reference : 91A/1322

Date : 12th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention for joinery workshop

LOCATION : Calliagstown, Rathcoole

APPLICANT : J. Dunne

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 9th August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

James Dunne,
Calliagstown,
Rathcoole,
Co. Dublin.

- 6156



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 CALLIAGSTOWN,
(If none, give description
sufficient to identify) RATHCOOLE, CO. DUBLIN.

3. Name of applicant (Principal not Agent) JAMES DUNNE


Address AS ABOVE Tel. No.

4. Name and address of MARY WALSH 77 BAWNVILLE RD.
person or firm responsible
for preparation of drawings TALLAGHT, DUBLIN 24. Tel. No.

5. Name and address to which
notifications should be sent CALLIAGSTOWN, RATHCOOLE,
..... CO. DUBLIN.

6. Brief description of
proposed development RETENTION UNDER PLANNING FOR JOINERY WORKSHOP

7. Method of drainage 8. Source of Water Supply PUMPHOUSE (WELL)

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

(b) Proposed use of each floor

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

11.(a) Area of Site 3,725 M² Sq. m.

(b) Floor area of proposed development 571.56 M² Sq. m.

(c) Floor area of buildings proposed to be retained within site Sq. m.

J. Press
8/8/91

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 NO

14.Please state CO. DUBLIN retention under
planning requested for
joinery workshop at Calli-
agstown, Rathcoole, J.
Dunne. Draft Building Regulations have been taken in account in your proposal:

15.List of documents enclosed with PLAN, SECTION, ELEVATIONS, BLOCK PLAN,
application. LOCATION MAP, PAGE OF PAPER WITH PLANNING PD
COVERING LETTER & REG. FEE OF £1,000

16.Gross floor space of proposed development (See back) 571.56 M² Sq. m.

No of dwellings proposed (if any) Class(es) of Development CLASS 4. 09 AUG 91

Fee Payable £1,000 Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) James Dunne Date 27/7/91

Application Type P. Kit FOR OFFICE USE ONLY

Register Reference 91A/1322 2.40

Amount Received £ 24-1

Receipt No

Date

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.L.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 18.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL
16/19 UPPER O'CONNELL STREET,
DUBLIN 1

Issue of this receipt is not an
acknowledgement that the fee
tendered is the correct amount
N 47504

Received this 17th day of August 1974

from J. M. Dunne
Callaghanstown
Rathcoole

the sum of one thousand Pounds

being for

planning application at Callaghanstown

Walter O'Connell Cashier

S. CAREY Principal Officer

Callaighstown,
Rathcoole,
Co. Dublin,
8th Aug. '91.

91A/1322
09 AUG 91

Dear Sirs,

I enclose application for retention permission of joinery works at the above address, where I have been a resident all my life excepting six years when I had to emigrate to England, due to unemployment. I am now living in the family home and intend to live there for the rest of my life, where my family have resided for the past seventy years.

On my return from England, I built this shed for agricultural use. However, with the decline in the agricultural industry and having lost considerable amounts of money on two occasions in agriculture, I decided I would have to put this shed to a more viable use.

Being a qualified joiner and having had experience of the joinery business in England, I decided to adapt the building for joinery purposes, with the intention of serving both the home and United Kingdom

markets, having many established contacts in the U.K.
I have leased and purchased very modern, high-tech equipment and have invested in excess of £200,000 in this business.

At present I employ seven local people plus myself, the majority of whom were unemployed or school leavers, and I hope to double this number in the forthcoming months.

Being a resident of Callaighstown for so long, the local peoples interests are always a priority. As the building was originally for agricultural use, it blends in well with the surrounding area. As a further measure, I intend to plant trees around the perimeter of the site.

I do hope that you will look on this application favourably.

Yours in anticipation,

James Dunne.