



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/1389

Date : 21st October 1991

Dear Sir/Madam,

Development : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

I wish to inform you that by order dated 17.10.91 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, 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 £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 £100; any other appeal is £50.

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 £15.

Newlands Residents Assoc.,
Mr. R. Cotter,
6 Newlands Drive,
Clondalkin, Dublin 22.

Yours faithfully,


.....

for PRINCIPAL OFFICER

Newlands Residents Association Ltd

PLANNING DEPT,
IRISH LIFE CENTRE,
LOVELL ABBEY ST.,
DUBLIN 1

91A/1389

999

6 NEWLANDS DRIVE,
CLONSILLA,
DUBLIN 22,
8-10-91

Re Planning Application 91A/1389
23 NEWLANDS ROAD CLONSILLA.

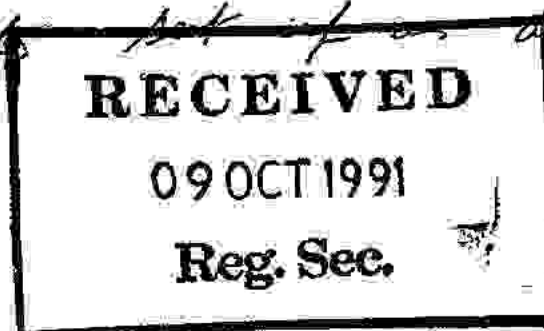
B Carroll

Dear Sir / Madam

Previous correspondence refers.

Our association wishes to object to the above planning application because the premises will be used for matters other than domestic dwelling purposes.

The area in which we live is a private residential area and would not be in keeping with the estate if this premises was allowed to be used for a commercial concern.



Yours faithfully
Ray O'Hara
Secretary

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A/1389

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
Belgard 24/9/91	Ulla C. Melby		NOTED

Enf. No. M714

ENFORCEMENT SECTION
PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL

TO: V. Collins
SENIOR STAFF OFFICER
DEVELOPMENT CONTROL SECTION
DUBLIN COUNTY COUNCIL:

RE: Reg. Ref. No. 91A/1389 Lodged 22/8/91
Site: 23 Newlands Road, Clondalkin

The person(s) listed hereunder has/have lodged a complaint in respect of the unauthorised development/use of this site, for which there is a current planning application. Please arrange for a notification of the outcome of the planning application to be forwarded:-

NAME	ADDRESS
234 Ray Cotter	Newlands Res. Assoc., 6 Newlands Drive Clondalkin D22

Mary Flue

PLANNING APPLICATION FEES

Reg. Ref. 91A/1389 Cert. No. 26452
 PROPOSAL Use of Part Residence as Commercial
 LOCATION 23 Newlands Road, Condalan
 APPLICANT Brien Carol

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>56.0m</u>	@£1.75 per m2 or £40	<u>498</u>	<u>61.25</u>	<u>36.75</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				

36.75 10/9
N47769

Column 1 Certified: Signed: [Signature] Grade D/A Date 28/8/91
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade So Date 27/8/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date



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/1389

Date : 29th August 1991

Dear Sir/Madam,

Development : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

Date Recd : 22nd August 1991

Your application in relation to the above was submitted with a fee of 61.25 .

On examination of the plans submitted it would appear that the appropriate amount should be 98.00 .

I should be obliged if you would submit the balance of 36.75 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1965 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91M/1389

DATE: FEB. :

SERVICES INVOLVED: WATER FOR COVER SURFACE WATER

AREA OF SITE:

TOTAL AREA OF PRESENT PROPOSAL:

603 FT²

ISSUED BY:

J.Y. 28/8/91.

REVISED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

PLANNING'S CHIEF NO. 2 /
PAGE

ENTERED IN CONTRIBUTIONS REGISTER:

$$\frac{603}{1000 @ 7.50}$$

$$= 452.25$$

$$\approx \pounds 452$$

130h
452h

ENVIRONMENT CONTROL ASSISTANT CLERK

 16/10/91

Mary Galvin.

SS + EMO

R

Register Reference : 91A/1389

Date : 30th August 1991

Development : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 22nd August 1991

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

Yours faithfully,

Mary Galvin

DUBLIN CO. COUNCIL
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
for PRINCIPAL OFFICER
- 7 OCT 1991
Returned *[Signature]*

Date received in Sanitary Services 10 SEP 1991

FOUL SEWER

No objection. Existing system.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 8.10.91
Time 3.15
.....

SURFACE WATER

No objection. Existing system.

Surface water run off is subject to the provisions of the Water Pollution Act.

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

[Signature]
30.9.91

J.R.
2/10/91

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 8.10.91
 Time 3.15.

Register Reference : 91A/1389

Date : 30th August 1991

.....
 ENDORSED _____ DATE _____

WATER SUPPLY..... *Existed Supply - no objection.*

J. Blaney
 12/9/91
P. Howell
 12/9/91

.....
 ENDORSED *[Signature]* _____ DATE *3/10/91* _____

Register Reference : 91A/1389

Date : 30th August 1991

Development : Use of part of house for business purposes

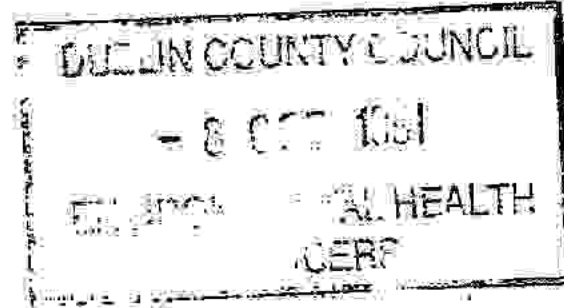
LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

Planning Officer : M. GALVIN

Date Recd. : 22nd August 1991



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

Yours faithfully,

Paul Tobin

for PRINCIPAL OFFICER

No objections provided compliance with Health, Safety & Welfare at Work Act 1989. Referred to Noise Control / Air Pollution Unit

Jackie Kelly
16/10/91



JH
18/10

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

-21/10/91.

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1389.

DEVELOPMENT: Use of part of house for business purposes.

LOCATION: 23 Newlands Road, Clondalkin.

APPLICANT: B. Carroll.

DATE LODGED: 22.8.91.

This proposal is very undesirable as it constitutes commercial development in a residential estate. Roads Department would be concerned about increased traffic and parking caused by the development and by the precedent created by a grant of permission. (The site is close to the Naas Road).

If a grant of permission is considered it should be subject to:-

1. Retention to be for a period of 1 year only.
2. No parking of vehicles related to the business to be permitted on the public road.
3. The nature of the operation carried out in the workshop to be clarified by way of Additional Information. A parking layout on the site to be submitted also.

TR/BMcC
2.10.91.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 8.10.91
 Time 3.15

SIGNED: J. Rogers

DATE: 2/10/91

ENDORSED: CFBk

DATE: 2/10/91

Register Reference : 91A/1389

Date : 30th August 1991

Development : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 22nd August 1991

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

No objections provided compliance with Health, Safety & Welfare at Work Act 1989. Referred to Noise Control / Air Pollution Unit

Joske Kelly
16/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.10.91
Time 9.30

for Ita Devine
John O'Leilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

21/10/91.

SS + EMO

(P)

Register Reference : 91A/1389

Date : 30th August 1991

Development : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

Planning officer : M. GALVIN

Date Recd. : 22nd August 1991

DUBLIN COUNTY COUNCIL
- 8 OCT 1991
ENVIRONMENTAL HEALTH OFFICERS

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

Yours faithfully,

M. Galvin

DUBLIN Co. COUNCIL
10 SEP 1991
SAN SERVICES

DUBLIN CO. COUNCIL
SANITARY SERVICES
for PRINCIPAL OFFICER
- 7 OCT 1991
Returned *[Signature]*

Date received in Sanitary Services 10 SEP 1991....

FOUL SEWER

No objection. Existing system.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.10.91
Time 9.30

SURFACE WATER

No objection Existing system.

Surface water run off is subject to the provisions of the Water Pollution Act.

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

[Signature]
30.9.91

J.R.
2/10/91

Register Reference : 91A/1389

Date : 30th August 1991

DUBLIN COUNTY COUNCIL
- 8 OCT 1991
ENVIRONMENTAL HEALTH
OFFICERS

ENDORSED _____ DATE _____

WATER SUPPLY..... *Ex. water supply - no objection.*

[Signature]
12/9/91
[Signature]
13/9/91

ENDORSED *[Signature]* DATE *3/10/91*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 25.10.91
Time 9.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed use of part of house for business purposes at 23 Newlands Road, Clondalkin, for B. Carroll.

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref. 91A/1329
Appl. Rec'd: 22/8/91
Floor Area: 84sq. m.
Site Area: 825sq. m.
Zoning:

CONTR. SECTION:
Standard: 452
Roads
S. S. as:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Report of the Dublin Planning Officer, dated 14 October 1991

This is an application for PERMISSION for the use of part of a house for business purposes at No. 23 Newlands Road, Clondalkin, for B. Carroll.

The proposed site which has a stated area of 825sq. metres is located to the north of the Newlands Road in an area zoned 'A' "to protect and improve residential amenity." It is bounded by high walls on all sides including the Newlands Road frontage. The Naas Dual Carriageway is located to the rear.

The existing house is a large 2-storey detached premises (stated floor area 186sq. metres). The current application provides for the use of approximately half the ground floor area (stated to be 84sq. metres) as for business purposes incorporating an entrance, office and workshop. The applicant states that he services industrial sewing machines. Accordingly to the applicant, apart from his Secretary, no other staff are employed at the house. There are also two Service Engineers calling on customers. On site inspection (2/10/91), it was noted that an additional person was working in the workshop area.

Enforcement File 7714 refers.

According to correspondence lodged, the remainder of the house is to be retained exclusively for residential use. This was confirmed on site inspection.

Reg. Ref. No. 86A/1000 refers to a grant of permission for change of use to Nursing Home.

Reg. Ref. No. 87A/217 refers to grant of permission for new entrance.

Roads Department report notes that the proposal is undesirable in that it constitutes commercial development in a residential estate. They are concerned about increased traffic and parking and precedent. Roads report includes conditions in the event of permission issuing.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed use of part of house for business purposes at 23 Newlands Road, Clondalkin, for B. Carroll.


Areas of the site to the front and rear of the existing house have been tarmacadamed and can be used for car parking - although no layout has been submitted.

The proposed development involves using portion of a domestic premises for business purposes. This is a large site. There are adequate areas available for car parking. It is considered that the nature of the business (as described) should not adversely affect the amenities of adjoining residents. However, it is considered that a temporary permission only should issue to enable the Planning Authority to assess the impact on amenities of adjoining residents at some time in the future.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following ~~6~~ conditions:-

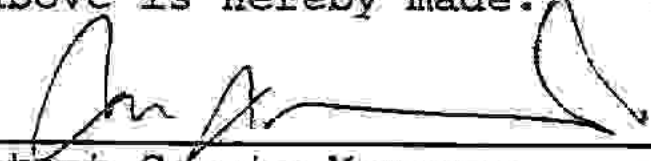
(MG/CM)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to **GRANT PERMISSION** for the above proposal subject to the ~~6~~ conditions set out above is hereby made.

Dated: 17th October, 1991.


Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 16th October, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed use of part of house for business purposes at 23 Newlands Road, Clondalkin, for B. Carroll.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, in particular, the use of the office and workshop area to be as described in correspondence lodged with this application on 22nd August, 1991, save as may be required by the other conditions attached hereto.

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

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

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

3. That the proposed use shall cease on or before *1st January 1993*, unless before that date, permission for its retention is granted by the Planning Authority or An Bord Pleanála on appeal.

3. To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.

4. That no parking of vehicles associated with the business, take place on the public road.

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

5. That the applicants submit a parking layout for the site for the written agreement of the Planning Authority within three months of the grant of permission.

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

6. That a financial contribution in the sum of £452, 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 will facilitate this development; this contribution to be paid prior to the commencement of development on site.

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

of the premises the business use shall cease on the premises revert to a single dwelling unit.

In the interest of the proper planning & development of the area.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

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

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

20th January 1992

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

LOCATION: 23 Newlands Road, Clondalkin

PROPOSED DEVELOPMENT: Use of part of house for business purposes

APPLICANT: B. Carroll

PLANNING REG. REF.: 91A/1389

DATE OF RECEIPT
OF SUBMISSION: 14 January 1992

A. Chara,

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

Compliance with conditions.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Peter Ging,

Laureston,

Monastery Rd,

Clondalkin,

Dublin 22.

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI

10 January 1992

23 Newlands Road, Clondalkin
Reg. Ref. No. 91A/1389

91A/1389
= 1.1.0
long

Dear Sirs

Further to the Grant of Planning Permission of
18 December 1991, I now enclose the following :

- A. Parking layout as required by Condition 4.
(There are two cars and a van.)
- B. Financial contribution of £452 required
by Condition 5.

Yours faithfully


Peter Ging

Encls: as above

14 JAN 92

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission

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

To P. M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin, Dublin 22.

Decision Order P/4819/91 - 17.10.1991
Number and Date
Register Reference No. 91A/1389
Planning Control No.
Application Received on 22.08.1991
Floor Area: 84 sq. m.

Applicant B. Carroll.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission for proposed use of part of house for business purposes at 23 Newlands Road, Clondalkin.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, in particular, the use of the office and workshop area to be as described in correspondence lodged with this application on 22nd August, 1991, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That the proposed use shall cease on or before 1st January, 1993, unless before that date, permission for its retention is granted by the Planning Authority or An Bord Pleanala on appeal.	2. To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.
3. That no parking of vehicles associated with the business, take place on the public road.	3. In the interest of the proper planning and development of the area.

Contd.../

Signed on behalf of the Dublin County Council


For Principal Officer

17th October, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

4. That the applicants submit a parking layout for the site for the written agreement of the Planning Authority within three months of the grant of permission.

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

5. That a financial contribution in the sum of £452. 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.

5. 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.

6. That in the event of sale or letting of the premises the business use shall cease and the premises revert to a single dwelling unit.

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

NOTE:

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

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

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

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

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

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
STREET Judgement
forwarded is the prescribed application
N 47769

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

£36.75

10th day of September 1991

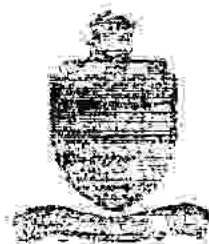
Received this from B A Carroll

the sum of thirty six Pounds
seventy five Pence, being Balance of fee
on 91A/1389

Michael O'Han Cashier

S. CAREY
Principal Officer

Class
Bathia



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/1389

Date : 29th August 1991

Dear Sir/Madam,

Development : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

Applicant : B. Carroll

App. Type : PERMISSION

Date Recd : 22nd August 1991

Your application in relation to the above was submitted with a fee of €1.25

On examination of the plans submitted it would appear that the appropriate amount should be \$8.00

You should be obliged if you would submit the balance of 36.75 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

P.M. Grogan, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22

10 SEPT 91

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/1389

Date : 23rd August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Use of part of house for business purposes

LOCATION : 23 Newlands Road, Clondalkin

APPLICANT : B. Carroll

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 22nd August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22



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 23 NEWLANDS ROAD
(If none, give description sufficient to identify) CLONDALKIN, DUBLIN 22

3. Name of applicant (Principal not Agent) MR. BRIAN CARROLL

Address 23 NEWLANDS RD. CLONDALKIN D.22 Tel. No. 591060

4. Name and address of person or firm responsible for preparation of drawings P.M. GING ARCHITECT
"LAURESTON" MONASTERY RD.
CLONDALKIN DUBLIN 22 Tel. No. 592149

5. Name and address to which notifications should be sent P.M. GING, ABOVE.

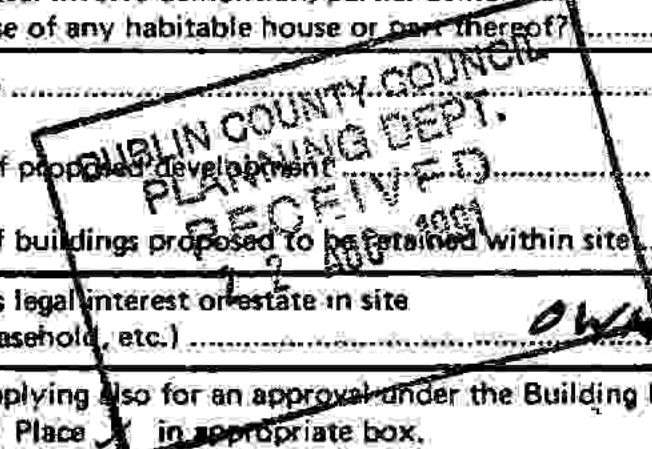
6. Brief description of proposed development USE OF PART OF HOUSE FOR BUSINESS PURPOSES.

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply PUBLIC MAINS

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: DWELLING HOUSE BOTH FLOORS
(b) Proposed use of each floor: DWELLING HOUSE BOTH FLOORS WITH BUSINESS USE OF 2 ROOMS.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? YES.

11. (a) Area of Site 825 Sq. m.
(b) Floor area of proposed development 34.6 Sq. m.
(c) Floor area of buildings proposed to be retained within site (INCL. ABOVE) = 186.0 Sq. m.



CO. DUBLIN Permission sought for use of part of house for business purposes at 23 Newlands Road, Clondalkin for B. Carroll.

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

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:

15. List of documents enclosed with application.
COVERING LETTER, NEWSPAPER NOTICE, 4 COPIES OF SITE MAP AND DRAWING.

16. Gross floor space of proposed development (See back) 34.6 Sq. m.

No of dwellings proposed (if any) 4 Class(es) of Development 4
Fee Payable £ 171.25 Basis of Calculation 35 x £1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) N. Manning Date 14.8.91

Application Type P. 91A/1389 FOR OFFICE USE ONLY
Register Reference 2.8.0.
Amount Received £ 21.4
Receipt No 21.4
Date

JP Ross
10/8/91

61-25 22/8
1149613

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1:2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees. (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

acknowledgment that the sum
tendered is the prescribed application
fee. N 47613

CASH

CHEQUE

M.O.

B.I.

IT

£61.25

Received this 22nd day of August 19 91

from B.A. Carroll
23 Newlands Rd,
Clonsilla

The sum of sixty one Pounds

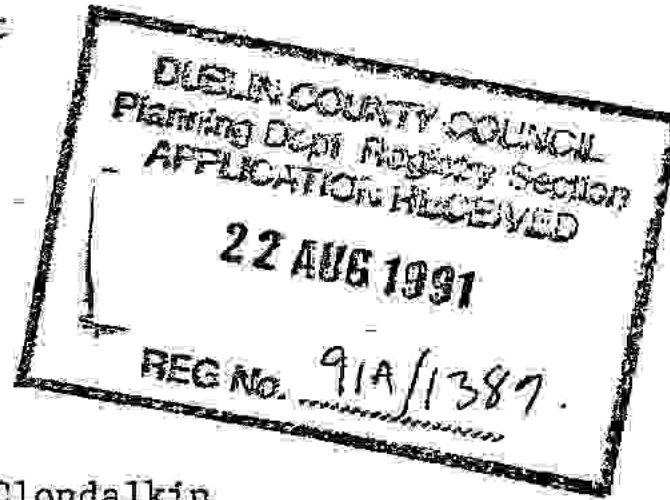
Twenty five Pence being fee for
planning application at above
address

Shelagh Dean Cashier

S. CAREY
Principal Officer

Class 4

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1



P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRBAI

23 Newlands Road, Clondalkin

Dear Sirs

On behalf of Mr Brian Carroll, I enclose a Planning Application for the retention of the use of two of the rooms in the house for business purposes. (Please see enclosed drawing.)

Mr Carroll is self-employed and his business is the servicing of industrial sewing machines. The work is carried out on the customer's premises but Mr Carroll needs to have an office and a workshop in his house.

Apart from Mr Carroll's Secretary, no other staff are employed at the house (there are two Service Engineers calling on customers).

There is no disturbance caused by this practice and no car parking problem since there is ample car parking space.

The house is a large one and retains its Drawing Room, Dining Room, Kitchen and Bedrooms, all for exclusively residential use by Mr Carroll.

Mr Carroll bought the house three years ago when it had been vacant for many years having been last used as a Convent. It also was granted Planning Permission for conversion to a Nursing Home in 1987 (Ref. 87A.217) but this was not carried out.

The house was in poor condition when Mr Carroll moved in and he has since restored the house and improved the gardens to a high standard.

Trusting that this is satisfactory.

Yours faithfully

Peter Ging

Encls: as above