



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

Register Reference : 91A/1412

Date : 12th December 1991.

Dear Sir/Madam,

Development : Retention of two rooms as offices and occasional parking of lorries at the rear

LOCATION : 15 Ballymount Road, Clondalkin, Dublin 22

Applicant : Marie McCrossan

App. Type : PERMISSION

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to REFUSE PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £15.

Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER

W. & M. Kennedy,
6 Ballymount Great,
Clondalkin,
Dublin 22.



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Block 2, Irish Life Centre,
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L.D.
.....

for PRINCIPAL OFFICER

Ms. M. O'German,
5 Ballymount Road,
Clondalkin,
Dublin 22.



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for PRINCIPAL OFFICER

Mr. D. O'Toole,
12 Ballymount Road,
Clondalkin,
Dublin 22.



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Register Reference : 91A/1412

Date : 21st October 1991

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LOCATION : 15 Ballymount Road, Clondalkin, Dublin 22

Applicant : Marie McCrossan

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I wish to inform you that by order dated 18.10.91 it was decided to REFUSE 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.

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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.

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Yours faithfully,

A handwritten signature in black ink, appearing to be 'L. J.' followed by a flourish.

.....
for PRINCIPAL OFFICER



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Register Reference : 91A/1412

Date : 21st October 1991

Yours faithfully,


.....

FOR PRINCIPAL OFFICER

91A/1412

1036

W
18/10

PK
6 Ballymount Great
Clondalkin
Dublin 22
10-10-91

Dear Sir

14 OCT 91

I wish to strongly object to the application for Retention of two Rooms as offices & parking of Lorries at the rear of 15 Ballymount Great Clondalkin by Marie McCrossan applicant No. 91A1412.

We have lived in Ballymount for the past 50 years & this house has always been Resindanted

Yours Truly
William & Margaret Kennedy

OBJECTOR

91A/1412

994

5 Ballymount Rd.

Ref No 91A1412

Glendal

Dubl 22

7/10/91

Dear Sir

I wish to object
to planning permission to
Marie Mc Crossan 15 Ballymount
Rd Glendal for the retention
of two rooms for office use
also for the parking of trucks
at rear of above address.

Yours Faithfully

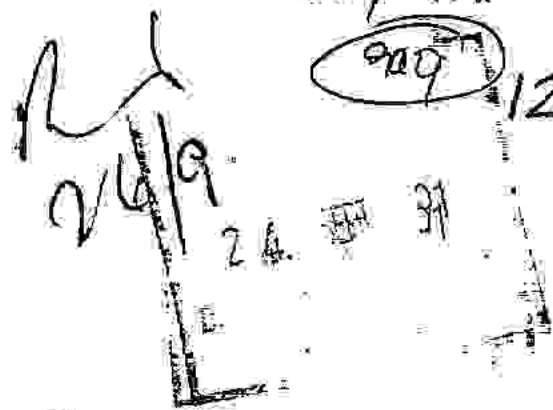
Michael Dornan

RECEIVED

09 OCT 1991

Reg Sec

REF. 91A1412.
Planning Dept.,
Dublin County Council,
Irish Life Centre.



91A/1412
909
12 Ballymount Road,
Clonsalkin
Dublin
23rd Septen

OBJECTOR

Dear Sir,

I wish to object to the application
by Marie Mc Crossan for no. 15 Ballymount Road for
"retention of two rooms as offices and occasional parking
of lorries at rear of premises," for the following reasons:-

- 1/ It would set a precedent which would change these
residential properties into offices and industrial sites,
- 2/ There may be noise nuisance.
- 3/ It would endanger the safety of myself and others
passing by, because it would result in kerbside parking,
footpath obstruction and lorries coming and going either
reversing in or out.
- 4/ This application is basically a repeat of previous refusals,
(85B/971 ref PL6/5/71359), (90A1633 ref PL6/5/84596), ZA131, ZA132,
(85A292 ref PL6/5/69688), (WA537 ref PL6/5/66447), (86A278 ref PL6/5/72774),
(WA975 ref 6/5/55567), (YB603 ref PL6/5/64736), ZA1261, (85A274 ref PL6/5/70339)
(86A1099 ref PL6/5/72503), (88A762 ref PL6/5/76946).

In addition I wish to state that a warning notice dated 18-11-1986 was
served on the owners of no. 15, Ballymount Road. ref. ENF 4365.

Yours Sincerely,
Dominic O'Toole.

PLANNING APPLICATION FEES

Reg. Ref. 91A/1412 Cert. No. 26491
 PROPOSAL Retention of room as offices + heavy truck to roof
 LOCATION 15 Ballymunt Road, Clonsilla
 APPLICANT M. M. Crossan

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>24.60m</u>	@£1.75 per m2 or £40	<u>43.75</u>	<u>43.75</u>		
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect. <u>0.07HA</u>	@£25 per .1 hect. or £40	<u>40</u>	<u>40</u>		
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 2/11 Date 3/9/91
 Column 1 Endorsed: Signed: [Signature] Grade S.O Date 3/9/91
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 3/9/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade S.O Date 3/9/91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1933 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/1412

DATE REC.:

SERVICES INVOLVED: WATER FOUR SEWER/SURFACE WATER

NO. OF SITES: 0.17 Acres

LOOR AREA OF PROPOSED PROPOSAL: 265 FT²
F.Y. 8/9/91.

ISSUED BY:

MADE BY:

STAGE OF ASSESSMENT:

TOTAL ASSESSMENT

AMOUNT'S DEPOSIT NO. & DATE

ENTERED IN CONTRIBUTIONS REGISTER:

ENVIRONMENT CONTROL ASSISTANT BRANCH

COMHAIRLE CHONTAE ATHA CLIATH

Appeals

TO: N. Prendergast,
Executive Planner.

REG. REF. 91A/1412

RE: Retention of two rooms as offices and occasional parking of lorries at the rear of 15 Ballymount Road, Clondalkin, Dublin 22 for Marie McCrossan.

I attach for your observations memo/letter dated 28th November, 1991 from An Bord Pleanala.

Please reply before: 23rd December, 1991

S
for Principal Officer

DATED: 13 December 1991

OBSERVATIONS:

No further comment at this time

Signature of person making observations: _____

Countersigned: _____

[Signature]
(S.E.D.C.)

DATE: _____

DATE: _____

[Signature]

Register Reference : 91A/1412

Date : 11th September 1991

Development : Retention of two rooms as offices and occasional parking of lorries at the rear

LOCATION : 15 Ballymount Road, Clondalkin, Dublin 22

Applicant : Marie McCrossan

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 29th August 1991

DUBLIN COUNTY COUNCIL
16 OCT 1991
ENVIRONMENTAL HEALTH
OFFICER

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
1) Office Premises Act 1958 & Regs. made thereunder.
2) Health, Safety & Welfare at work Act 1989.

Jackie Kelly
EHO 21/10/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.10.91
Time 5.00
.....

John Devine

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

22/10/91

Mail O'Byrne

SS + CMO,

P.

Register Reference : 91A/1412

Date : 11th September 1991

Development : Retention of two rooms as offices and occasional parking of lorries at the rear

LOCATION : 15 Ballymount Road, Clondalkin, Dublin 22

Applicant : Marie McCrossan

App. Type : PERMISSION

Planning Officer : N.O'BYRNE

Date Recd. : 29th August 1991

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	16.10.91
Time	10.15

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

yours faithfully,

DUBLIN Co. COUNCIL

Date received in sanitary services 19 SEP 1991

SAN SERVICES

DUBLIN CO. COUN.

SANITARY SERVICES

for PRINCIPAL OFFICER

14 OCT 1991

Returned *EG*

FOUL SEWER

Applicant has not indicated a specific proposal for w.c. facilities etc. Such facility is available to the existing system.

SURFACE WATER

Insufficient Information

- 1. Applicant has not indicated specifically where parking facilities are proposed*
- 2. applicant has not provided details of any drainage for do.*
- 3. " " indicated how it is proposed to protect the surface water system from oil leaks etc.*

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

J. Rice

1/10/1991

SS+CMO

Filed

Register Reference : 91A/1412

Date : 11th September 1991

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 16.10.91
 Time 10.15

.....
 ENDORSED _____ DATE _____

WATER SUPPLY..... Available for zoned use. 24 hour storage
 to be provided L.J. Spain A/Area Eng.
 25 Sept. 91

[Signature] 23/9/91

.....
 ENDORSED *[Signature]* DATE 2/10/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1412.
DEVELOPMENT: Ret. of two rooms as offices and occasional parking of lorries at the rear.
LOCATION: 15 Ballymount Road, Clondalkin.
APPLICANT: Marie McCrossan.
DATE LODGED: 29.8.91.

Please refer to previous Roads Report of 27.7.88 on 88A/762 and An Bord Pleanala decision of 19.1.89 (copies attached). For similar reasons a refusal is recommended for this application.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.10.91
Time 3.00

TB/BMcC
16.10.91.

SIGNED: G. B. Smith
DATE: 16/10/91

ENDORSED: _____
DATE: _____

P/4457/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1412

Date Received : 29th August 1991

Correspondence : J.M. Moran, FRIAI,
Name and : 82 Upper Leeson Street,
Address : Dublin 4.

Development : Retention of two rooms as offices and occasional parking of lorries at the rear

Location : 15 Ballymount Road, Clondalkin, Dublin 22

Applicant : Marie McCrossan

App. Type : Permission

Zoning :

Floor Area : Sq.metres

sub
(NOB/CM)

Report of the Dublin Planning officer, dated 9th October, 1991.

This is an application for permission for the retention of 2 rooms as offices and occasional parking of lorries at the rear of 15 Ballymount Road, Clondalkin, Dublin 22.

The site is located in an area subject to the zoning objective "to provide for industrial and related uses."

ENT. 4365 refers.

Reg. Ref. 85B/971 refers to a decision to refuse permission following a third party appeal for a double garage to the rear of No. 15 Ballymount Road.

Reg. Ref. 85A/274 refers to a decision to refuse permission for the retention of industrial use at No. 13 Ballymount Road following a third party appeal. The reasons for refusal were traffic hazard and the amenities of adjoining residential properties.

Reg. Ref. 86A/278 refers to a decision to refuse permission for a builders workshop at the rear of No. 11 Ballymount Road. This decision was confirmed on appeal.

Reg. Ref. 88A/762 refers to a decision to refuse permission for a light industrial cottage workshop at the rear of No. 13 Ballymount Road. This decision was confirmed on appeal and the reasons for refusal were similar to 85A/274.

Reg. Ref. 90A/1633 refers to a decision to refuse permission for the erection of a light industrial unit at No. 3 Ballymount Road. This decision was confirmed on appeal and the reasons for refusal were similar to 85A/274.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1412

Page No: 0002

Location: 15 Ballymount Road, Clondalkin, Dublin 22

From the above, it is clear that there is a consistent series of refusal of permission for non-residential use of these cottages on the grounds of traffic hazard and the impact on the amenities of adjoining residences.

The current application is for the retention of a change of use of the two front rooms to office use and the occasional parking of lorries to the rear. No external modifications are involved and the residential character is retained. The use as offices however, is likely to generate additional traffic.

The proposed retention of occasional parking of lorries to the rear is vague. No details of times or numbers are given. The rear garden at present has extensive areas of concrete which extend the driveway and hardcore is present on other parts of the site. The rear garden walls are low and no screening is available or proposed. The adjoining property, No. 14 appears to be in residential use.

At the time of inspection there was a lorry parked across the entrance on the footpath.

Roads Department report

Sanitary Services Section report

Supervising Environmental Health officer report

I recommend that a decision to Refuse Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, for the following reasons:- (2)

REASONS FOR REFUSAL

- 01 The proposed retention would generate additional traffic turning movements and kerbside parking on the heavily trafficked and inadequate Ballymount Road and would therefore be contrary to the proper planning and development of the area, *and tend to create serious traffic congestion*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1412

Page No: 0003

Location: 15 Ballymount Road, Clondalkin, Dublin 22

02. The proposed retention would be seriously injurious to the amenities of ~~adjoining residential properties~~ *properties in the vicinity* by reason of noise, loss of privacy and general disturbance and would therefore be contrary to the proper planning and development of the area, *and depreciate the value of property*

in the vicinity

03. The proposed development represents piecemeal development of this area & could hinder the future redevelopment of the area

[Signature]
for Dublin Planning Officer

[Signature]
Endorsed:-
for Principal Officer

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE PERMISSION for the above proposal for the (3) reasons set out above is hereby made.

Dated: 18th OCTOBER 1991

[Signature]
ASSISTANT CITY AND COUNTY MANAGER

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

P/2102/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

FINANCIAL CONTRIBUTION	
AMOUNT & NIL	
First Conditions	
REFUSAL	

Proposed retention of two rooms as offices and occasional parking of lorries at the rear of 15 Ballymount Road, Clondalkin, Dublin 22 for Marie McCrossan. By order P/4757/91 dated 18th October, 1991 the Council made a decision to refuse permission for this proposal. On Appeal, An Bord Pleanála made the following order on 8th April, 1992:-
PL6/5/87433

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1412

APPEAL by Marie McCrossan care of J. M. Moran of 82 Upper Leeson Street, Dublin against the decision made on the 18th day of October, 1991 by the Council of the County of Dublin to refuse permission for retention of two rooms as offices and occasional parking of lorries at the rear at 15 Ballymount Road, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said two rooms as offices in accordance with the said plans and particulars and the said permission is hereby granted. Furthermore, permission is hereby refused for the said occasional parking of lorries at the rear for the reason set out in the Second Schedule hereto.

FIRST SCHEDULE

The office use the subject of this application does not detract from the amenities of property in the vicinity or give rise to traffic congestion and it is considered, accordingly, that the continuance of the office use would accord with the proper planning and development of the area.

SECOND SCHEDULE

It is considered that, by reason of traffic movements, noise and general disturbance associated with it, the lorry parking the subject of this application detracts to an undue degree from the amenities of properties in the vicinity of the site which are in residential use and that the continuance of the said lorry parking would, accordingly, be contrary to the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL6/5/87433

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1412

Order Noted:	L.D.
Dated:	7 th April ^{May} 1992
	<i>[Signature]</i> ASST. COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated	10 th day of FEBRUARY 1992

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1412

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: F.S.: Appeal Decision: <u>AG</u> Appeal Date:	✓
		✓
		✓
5	COPY OF DECISION FOR WEEKLY LIST (INTRA/MART)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
8	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO E. DOYLE FOR NOTING	

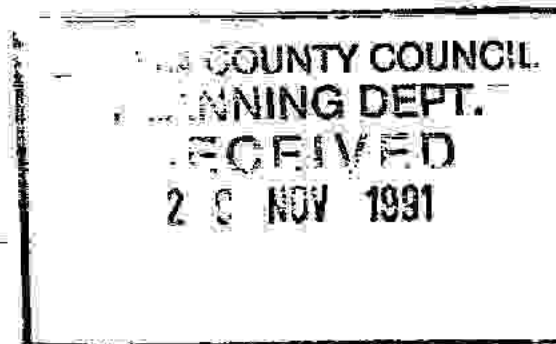
CHANGE STATUS IN PLANAPS:

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

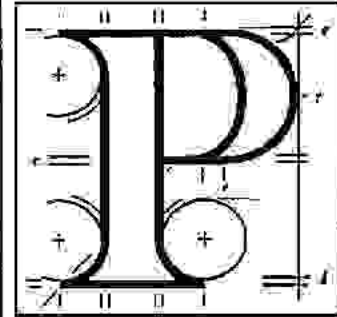
Our Ref: PL 6/5/87433
Your Ref: 91A/1412

Recd. 3/12

The Secretary,
Dublin County Council,
Planning Section,
Block 2,
Irish Life Centre,
Dublin 1.



pm
An Bord Pleanála



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

Date: 28th November 1991

Planning authority decision re: Retention of 2 rooms as offices and occasional parking of lorries at rear of 15 Ballymount Road, Clondalkin.

Dear Sir/Madam,

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

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

DBS
*This is
an NRP
order.*

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

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

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

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

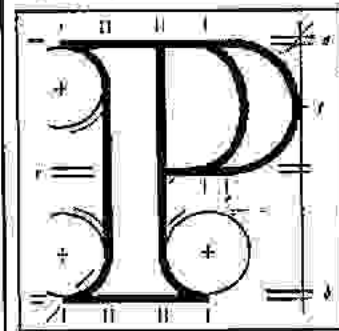
Yours faithfully,


Patricia Tobin

Encl.

BP 005

An Bord Pleanála



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

YOUR REF:

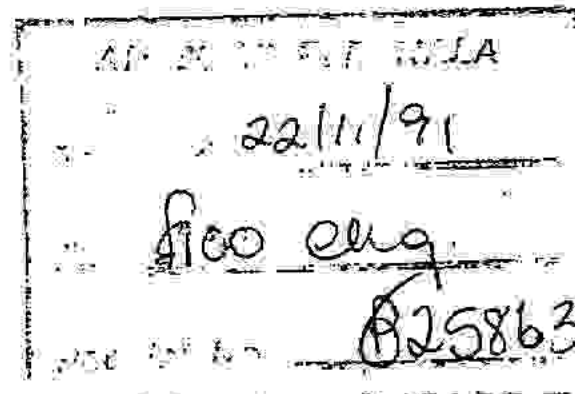
OUR REF:

JMM/NM

22nd November 1991

BY HAND

An Bord Pleanála,
Irish Life Centre,
Lower Abbey St.,
DUBLIN 1.



Dear Sirs,

re: Retention of 2 rooms as offices & occasional parking of lorries at rear 15 Ballymount Rd., D.22. Ref.91A/1412.

On behalf of my client, Marie McCrossan, I wish to appeal against the decision of Dublin County Council to refuse permission for the above development. The refusal notice is attached, together with a cheque for £100.

Our grounds of appeal are based on the fact that the land in question is zoned industrial in the current Development Plan.

With reference to the question of generating additional traffic, we would point out that a similar but much more intensified use of this site existed from 1983 to 1990 when the previous occupant (a Mr. Griffin) operated a haulage business there on a continuous basis. My client is continuing the unbroken use of the land but with a very greatly reduced traffic volume. The rear of the property will be used only for the occasional parking of 2/3 vehicles which will reduce traffic on to the road. Parking only takes place on the site itself and therefore the question of kerbside parking is not relevant. We also understand that there are long term proposals for the improvement of Ballymount road (Turnpike Rd.). My client has been in contact with the previous occupant, Mr. Griffin, and is attempting to obtain from him a letter confirming his use of the site from 1983 to 1990.

In our opinion, there would be no loss of amenities to the area if our proposed development is permitted, taking into consideration the number of factories already built and factories presently under construction within close proximity to the site. As a matter of fact, immediately behind my client's rear wall there is a large site which is being developed and which has one unit already completed and occupied (Robert Horne: see enclosed photographs taken from the rear of my client's property). It is hard to see how my client's proposed use of her property could result in loss of privacy and general disturbance in these circumstances. In addition, an inspection of the surrounding

An Bord Pleanála re 15 Ballymount Rd. (contd.)

cottages will indicate that well over one-third of them is in commercial use. We do not therefore accept that the value of property in the vicinity would be depreciated.

Mrs. McCrossan is resident in the premises at 15 Ballymount Road and this is vitally necessary to minimise the problems of vandalism in relation both to the property and any vehicles that may be parked there.

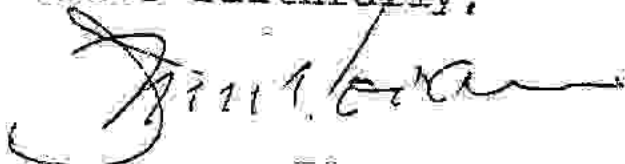
My client has a warehouse at Ballymount Road, approximately 200 m. from her house, where there is ample parking and unloading facilities. Therefore, the occasional parking on the site in question would be for no more than three delivery vans at any one time.

Taking all the above factors into consideration, I fail to see how:-

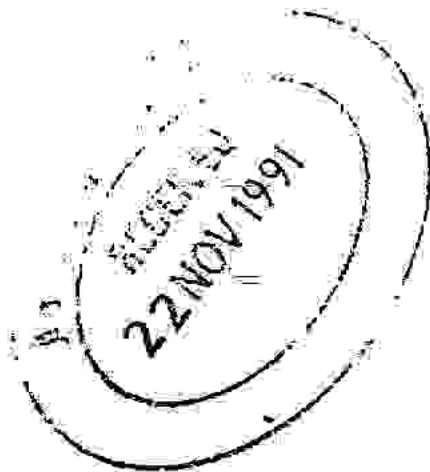
1. The development proposed, located on industrial zoned land, would be contrary to the proper planning and development of the area.
2. A development of the size proposed would be insignificant taking the scale of industrial development currently taking place to the rear of the property.
3. The site, the subject of this appeal, has had a continuous commercial use from the year 1983 and, as mentioned previously, we hope to forward evidence from the previous occupant to substantiate this.

I enclose a copy of our site location map on which I have marked the approximate location of some of the factories adjoining my client's site, which may be of assistance to you.

Yours faithfully,



J.M. Moran





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

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

Decision Order Number : P/ 4757 /91 Date of Decision : 18th October 1991

Register Reference : 91A/1412 Date Received : 29th August 1991

Applicant : Marie McCrossan

Development : Retention of two rooms as offices and occasional
parking of lorries at the rear

Location : 15 Ballymount Road, Clondalkin, Dublin 22

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- 3.....ATTACHED.

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

Date: 22/10/91.....

J.M. Moran, FRIAI,
82 Upper Leeson Street,
Dublin 4

Reg.Ref. 91A/1412
Decision Order No. P/ 4757 /91
Page No: 0002

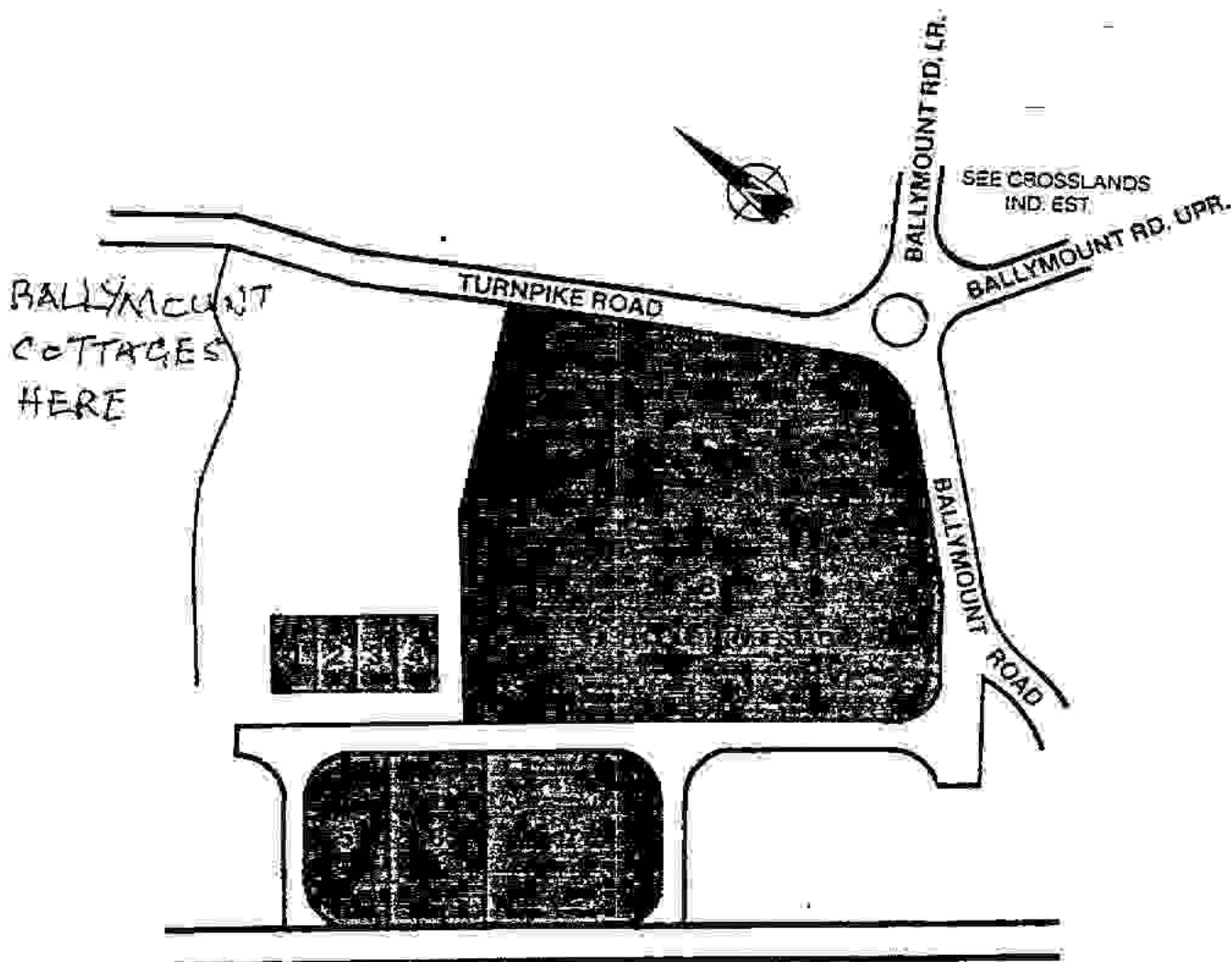


Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

REASONS FOR REFUSAL

- 01 The proposed retention would generate additional traffic turning movements and kerbside parking on the heavily trafficked and inadequate Ballymount Road and would therefore be contrary to the proper planning and development of the area, and tend to create serious traffic congestion.
- 02 The proposed retention would be seriously injurious to the amenities of property in the vicinity by reason of noise, loss of privacy and general disturbance and would therefore be contrary to the proper planning and development of the area, and depreciate the value of property in the vicinity.
- 03 The proposed development represents piecemeal development of this area and could hinder the future redevelopment of the area.

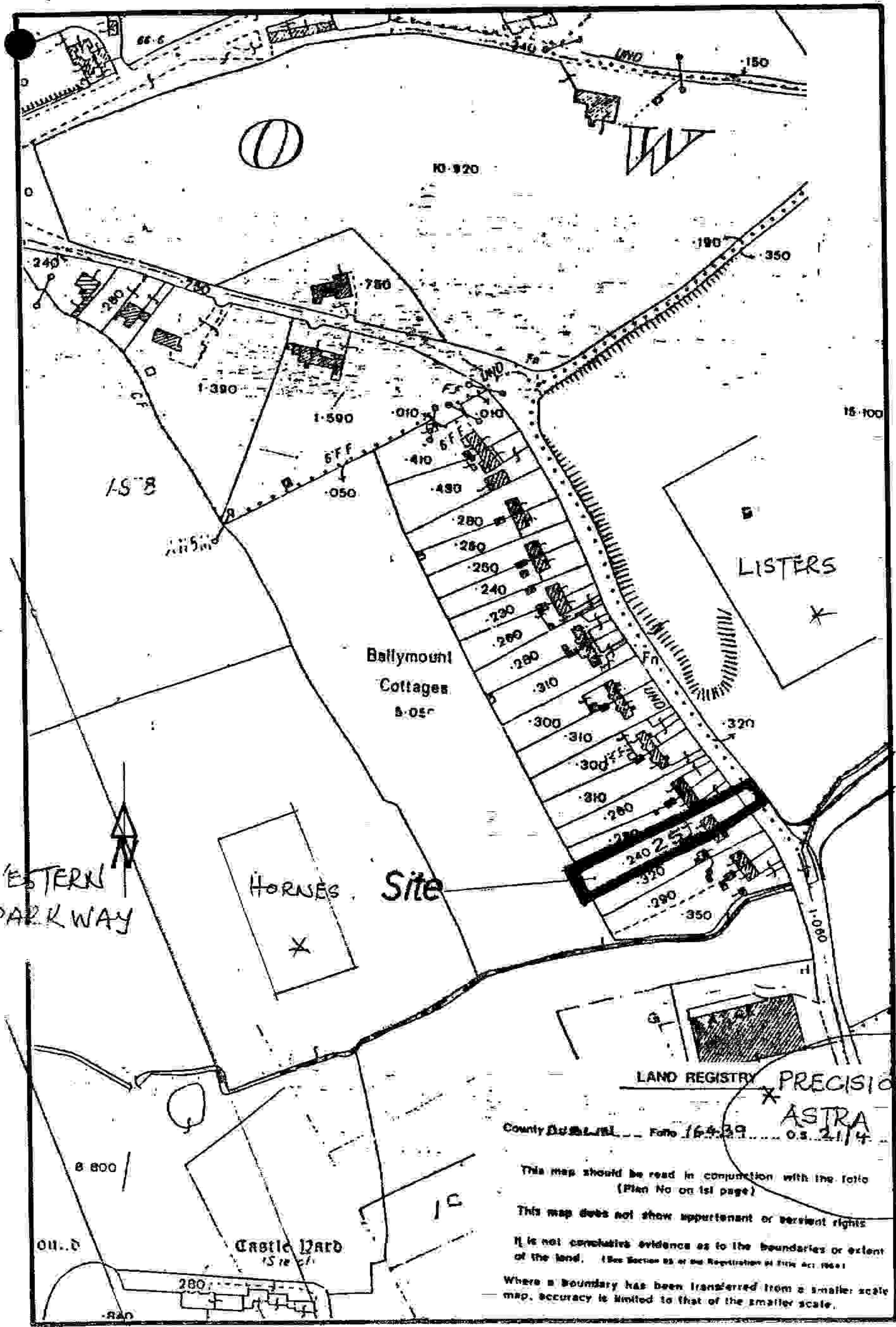
Ballymount Cross



Notes:

Site

- | | | |
|---|---|--|
| 1 | A & M Greetings Ltd , Unit 4k Ballymount Cross Ind Est, Dublin 24.
Office Hours: M-F: 9-5.30; Manufacturer; Employees: 11; Activities: Manufacturer of greeting cards. | Tel: 01-500117, Fax: 01-500068 |
| 2 | Rag Trade Distribution Ltd , Unit K3, Ballymount Cross Ind Est, Tallaght, Dublin 24.
Office Hours: M-F: 9.30-5.30. Service; Employees: 10; Managing Director: Mr D. Mackey; Activities: Delivery service for hanging and boxed garments. | Tel: 01-508211, Fax: 01-503236 |
| 3 | Unipork (Ire) Ltd , Unit 2 Ballymount Ind Est, Tallaght, Dublin 24.
Office Hours: M-F: 9-5; Agent/Distributor; Employees: 10; Area Manager - East/South: Mr T. Raymond; Area Mgr - West/Midlands: Mr T. Gilpin; Activities: Distributors of bacon, cooked meats, gammon, hams, beef burgers and hamburgers. | Tel: 045-57777, Telex: 91329 |
| 3 | Hicks Foods Ltd , Unit 2, Ballymount Cross Ind Est, Ballymount, Dublin 24.
Office Hours: M-F: 8.30-6 S: 8.30-2; Manufacturer; Employees: 7; Managing Director: Mr D. Hicks; Financial Controller: Mr E. Gillespie; Production Manager: Mr J. Dunne; Activities: Manufacture & distribution of beef, veal, lamb & venison. | Tel: 01-508399, Fax: 01-503495 |
| 4 | Masterline International Ltd , Ballymount Cross Ind Est, Tallaght, Dublin 24.
Office Hours: M-F: 8.30-5; Agent/Distributor, Service; Employees: 15; Managing Director: Mr A. Traynor; Finance: Mr B. Fallon; Activities: Catering equipment consultants and suppliers. | Tel: 01-501163, Fax: 01-505385 |
| 6 | Warehousing & Distribution , Ballymount Cross Ind Est, Tallaght, Dublin 24.
Service; Activities: Warehousing service. | Tel: 01-522522 |
| 7 | Noyeks Paneling Centre , Unit B1, Ballymount Cross Ind Est, Tallaght, Dublin 24.
Office Hours: M-F: 9-5.30; Agent/Distributor; Employees: 14; Managing Director: Mr D. Glennon; Activities: Timber merchants. | Tel: 01-521577, Fax: 01-553045 |
| 8 | Macrus Distribution Ltd , Ballymount Cross Ind Est, Ballymount Road, Tallaght, Dublin 24.
Agent/Distributor, Service; Managing Director: Mr D. McGreat; Activities: Fresh & frozen food distributor for the catering, retail and wholesale trades. | Tel: 01-501614, Fax: 01-501975 |
| 8 | O'Donnell Foods Deigany Ltd , Irish Cold Stores Complex, Ballymount Cross Ind Est, Dublin 24.
Office Hours: M-F: 7-5.30; Agent/Distributor; Employees: 7; Managing Director: Mr P. O'Donnell; Secretary: Ms M. O'Donnell; Activities: Frozen food distributor. | Tel: 01-504088, Fax: 01-500420 |
| 8 | Irish Cold Stores Ltd , Ballymount Road, Tallaght, Dublin 24.
Office Hours: M-F: 9-5.30. Service; Employees: 9; Managing Director: Mr P. Killooy; Managing Director: Mr D. Maguire; Director/Secretary: Dr J. McConway; Director: Mr R. Sawbridge; Financial Controller: Mr P. Doyle; Engineer: Mr L. McMenamin; Activities: Temperature controlled processing, freezing, distribution and storage. | Tel: 01-500141, Fax: 01-500420, Telex: 90473 |



County DISTRICT ... Folio 164-39

This map should be read in conjunction with the folio
(Plan No on 1st page)

This map does not show appurtenant or servient rights

It is not conclusive evidence as to the boundaries or extent
of the land. (See Section 23 of the Registration of Title Act 1964)

Where a boundary has been transferred from a smaller scale
map, accuracy is limited to that of the smaller scale.

PRECISION BOX
ASTRA
PUMPS

LISTERS

Ballymounh
Cottages
S.05r

HORNES Site

Castle Yard
S.12r

LAND REGISTRY

WESTERN
DARK WAY

1:500

K0-920

15-100

8 800

OU.D

280

820

150

190

350

780

1-390

1-590

010

010

6 FF

410

050

480

280

280

250

240

230

260

280

310

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1-080

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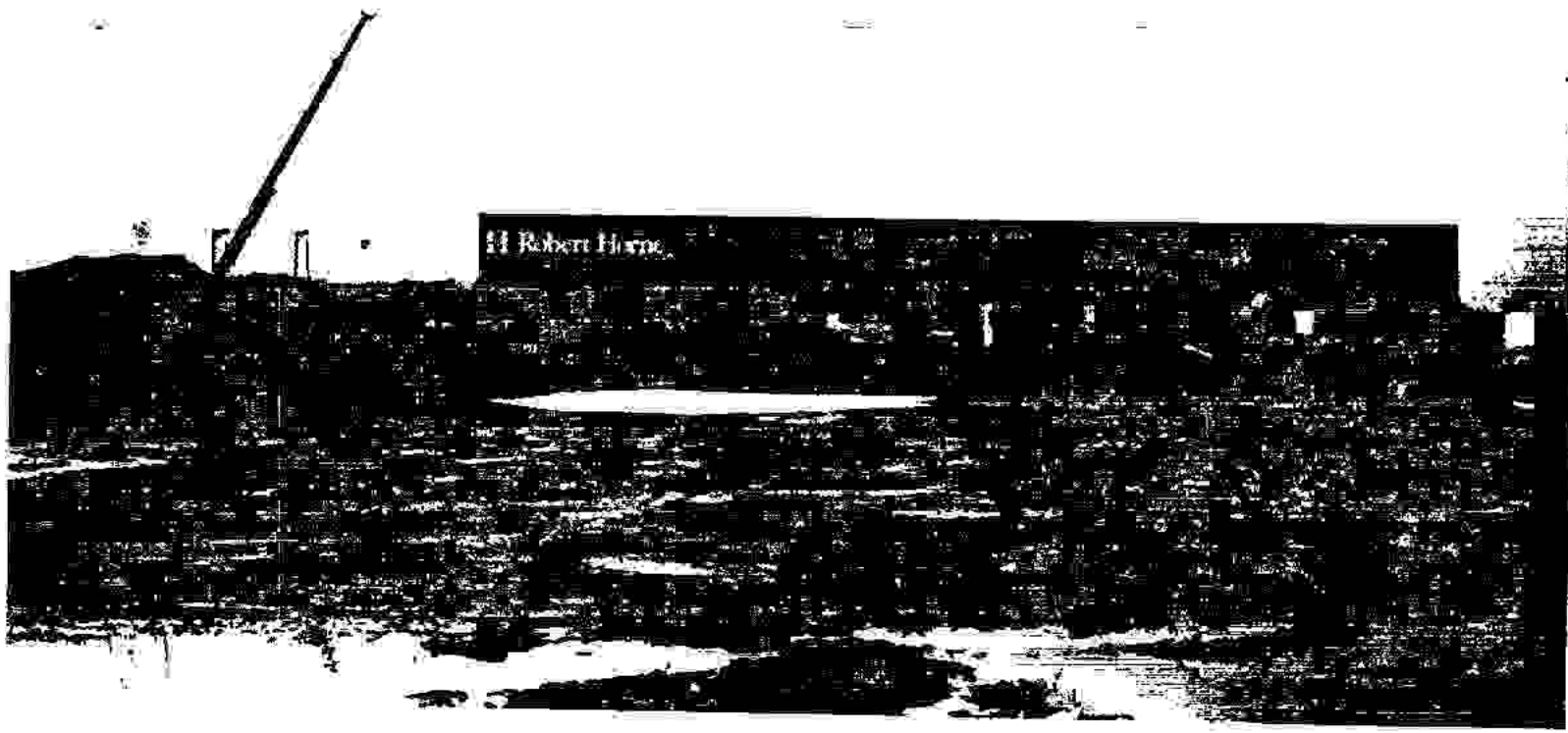
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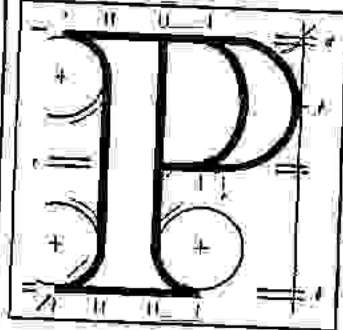
Our Ref: PL 6/5/87433
P.A. Reg. Ref: 91A/1412

PA
NKR

LS
7/11

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

An Bord Pleanála



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

03 JAN 92

Date: 31st December 1991.

Appeal re: Retention of 2 rooms as offices and occasional parking of lorries at rear of 15 Ballymount Road, Clondalkin, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

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

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 553A



REF. PL 6/5/87433
P.A. REF. 91A1412
An Bord Pleanála
Irish Life Centre
Dublin 1.

By Handwritten
14/12/91
fig cash
No. B26143

12, Ballymount Road,
Clonsalkin,
Dublin 22.
16th December 1991

Dear Sir,

I wish to object to the appeal by Marie McCrossan for no. 15 Ballymount Road, ~~for~~ against Dublin County Council's decision to refuse permission for "detention of two rooms as offices and occasional parking of lorries at the rear", for the following reasons:-

- 1/ It would set a precedent which would change these residential properties into offices and industrial sites.
- 2/ There may be noise nuisance and the scale of activities may increase.
- 3/ It would endanger the safety of myself and others passing by, because it would result in kerbside parking, footpath obstruction and lorries coming and going, either reversing in or out.
- 4/ This application is basically a repeat of previous refusal of "garage at rear of no. 15 Ballymount (Ref. PL 6/5/71359 ref 85B/971).

Having regard to the following:-

(1) My home is sandwiched between between number 11 Ballymount, the site for the refusal of the "Joinery and light engineering and material store (ref. PL 6/5/6644; ref. WA 537), the refusal of the builders workshop and store (ref. PL 6/5/72774 ref. 86A 278) and number 13 Ballymount, the site for the refusal of "garage/workshop" (ref. PL 6/5/64736 ref. YB 603), the refusal of "Proposed retention of use of lands for the storage of cars and for the display of advertising signs" ref. ZA 1261, the refusal of proposed development described as "The retention of an established industrial use" (ref. PL 6/5/7033; ref. 85A 274), the refusal of proposed "motor sales outlet and workshop and retention of existing use" (ref. PL 6/5/7250; ref. 86A 1099), the refusal of "light industrial cottage workshop at rear" (~~ref. PL 6/5/71359 ref. 88A/962~~) (ref. PL 6/5/76946 ref. 88A 762).

(2) The refusal of "light industrial factory at rear of number 483 Ballymount (ref. 6/5/55567 ref. WA 975).

(3) The refusals of retention/construction of "light industrial units at rear of no. 3 Ballymount" (PL 6/5/84596 ref. 90A 1633), ZA 131, ZA 132, (ref. PL 6/5/69688 ref. 85A 292).

and (4) I wish to retain a suitable living environment in my home,

Page 3 of 3 pages

I am hopeful that permission will be refused.

Yours sincerely,
Dominic O'Toole.

Our Ref: PL 6/5/87433
P.A. Ref: 91A/1412

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

Date: 09 APR 1992

Appeal re: Retention of two rooms as offices and
occasional parking of lorries at the rear of 15
Ballymount Road, Clondalkin, Dublin 22.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

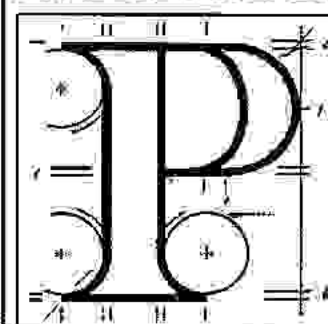

Miriam Baxter.

Encl.

BP 352



An Bord Pleanála



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

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 91A/1412

APPEAL by Marie McCrossan care of J. M. Moran of 82 Upper Leeson Street, Dublin against the decision made on the 18th day of October, 1991 by the Council of the County of Dublin to refuse permission for retention of two rooms as offices and occasional parking of lorries at the rear at 15 Ballymount Road, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council:


DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the retention of the said two rooms as offices in accordance with the said plans and particulars and the said permission is hereby granted. Furthermore, permission is hereby refused for the said occasional parking of lorries at the rear for the reason set out in the Second Schedule hereto.

FIRST SCHEDULE

The office use the subject of this application does not detract from the amenities of property in the vicinity or give rise to traffic congestion and it is considered, accordingly, that the continuance of the office use would accord with the proper planning and development of the area.

SECOND SCHEDULE

It is considered that, by reason of traffic movements, noise and general disturbance associated with it, the lorry parking the subject of this application detracts to an undue degree from the amenities of properties in the vicinity of the site which are in residential use and that the continuance of the said lorry parking would, accordingly, be contrary to the proper planning and development of the area.



Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 8th day of April 1992.



Our Ref: PL 6/5/87433
P.A. Reg. Ref: 91A/1412

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

Date: 29th January 1992.

Appeal re: Retention of 2 rooms as offices and occasional parking of lorries at rear of 15 Ballymount Road, Clondalkin, Dublin 22.

Dear Sir/Madam,

Enclosed for your information is a copy of correspondence received in relation to the above-mentioned appeal. While it is not necessary for you to furnish any comments on the correspondence, you may do so if you wish. Any such comments should be forwarded within fourteen days from the date of this letter to ensure that they will be taken into consideration in the determination of the appeal.

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

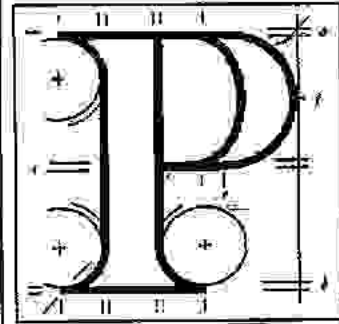
Yours sincerely,

Suzanne Lacey
Suzanne Lacey

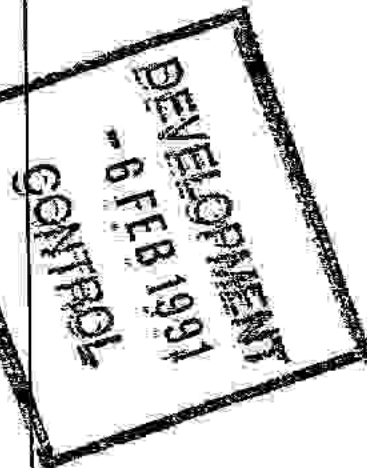
BP 553A

31 JAN 92

pk
An Bord Pleanála



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



Ref No "6/5/87433

- - 91A/1412



5 Ballymount Rd

Clondalkin

D. 22

11-1-92

Dear Sir,

I wish to object to the appeal on behalf of Marie Crossan of 15 Ballymount Rd Clondalkin for the retention of offices and parking of lorries.

My objection is that it would set a precedent for other houses in this residential area to be used for offices and industrial use, also the parking of lorries at the kerbside would further impede the flow of traffic on this very busy ~~Road~~ Road and thus add to the risk of accidents.

Yours Faithfully

Michael Gorman

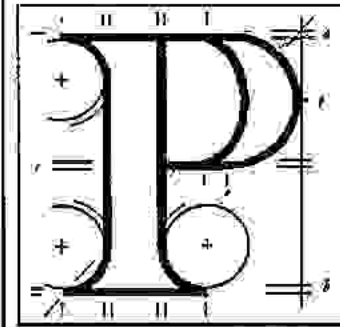
Our Ref: PL 6/5/87433
P.A. Reg. Ref: 91A/1412

PRP. *pu*

*Re
13/11*

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

An Bord Pleanála



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

Date: 7th January 1992.

Appeal re: Retention of 2 rooms as offices and occasional parking of lorries at rear of 15 Ballymount Road, Clondalkin, County Dublin.

Dear Sir/Madam,

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

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey



Encl.

BP 555

09 JAN 92

Ref 91A/1412

5 Ballymount Rd

Glendalko

PL 6/5/87433

Dubl 22

Dear Sir,

I wish to object to planning Appeal for Marie Mc Crossan of 15 Ballymount Rd Glendalko Dubl 22

Please find enclosed letter for ~~James~~ by Harold

23/12/91

MS enq

Yours faithfully

J 26302

Michael O'Grady

23 DEC 91

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/ 87433

Our Ref.: 91A/1412

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

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

Proposal: Retention of 2 rooms as offices & occasional
parking of lorries at rear

Applicant: M. Mc Crossan

Dear Sir,

In reference to your letter dated 25/11/91 I enclose
with:-

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

A copy of the public notice given, i.e.

Irish Times 24/8/91

The plan(s) received from the applicant on 29/8/91

1 certified copy of Manager's Order 2/4757/11

TED, 18/10/91 together with technical reports in
connection with the application.

er.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/ 87433

Our Ref.: 91A/1412

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

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

Proposal: Retention of 2 rooms as offices & occasional
parking of lorries at rear

Applicant: Mr. Mc Crossan

Dear Sir,

With reference to your letter dated 25/11/91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. Irish Times 24/8/91
- (4) The plan(s) received from the applicant on 29/8/91
- (6) & (7) A certified copy of Manager's Order 7/4757/11
DATED, 18/10/91 together with technical reports in connection with the application.

(8)

Yours faithfully,

for Principal Officer.
Encls.



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

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

Decision Order Number : P/ 4757 /91 Date of Decision : 18th October 1991

Register Reference : 91A/1412 Date Received : 29th August 1991

Applicant : Marie McCrossan

Development : Retention of two rooms as offices and occasional parking of lorries at the rear

Location : 15 Ballymount Road, Clondalkin, Dublin 22

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- 3 ATTACHED.

Signed on behalf of the Dublin County Council.....

[Handwritten Signature]
for Principal Officer

Date: 22/10/91

J.M. Moran, FRIAL,
82 Upper Leeson Street,
Dublin 4

Reg.Ref. 91A/1412
Decision Order No. P/ 4757 /91
Page No: 0002



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

REASONS FOR REFUSAL

- 01 The proposed retention would generate additional traffic turning movements and kerbside parking on the heavily trafficked and inadequate Ballymount Road and would therefore be contrary to the proper planning and development of the area, and tend to create serious traffic congestion.
- 02 The proposed retention would be seriously injurious to the amenities of property in the vicinity by reason of noise, loss of privacy and general disturbance and would therefore be contrary to the proper planning and development of the area, and depreciate the value of property in the vicinity.
- 03 The proposed development represents piecemeal development of this area and could hinder the future redevelopment of the area.

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 of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of 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 of £50 (fifty pounds)

(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 of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) 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. Approval of the Council under the 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.

YOUR REF: 91A/1412

OUR REF: JMM/NM

6th September 1991

Planning Department,
Dublin County Council,
Block 2, Irish Life Centre,
Lower Abbey St.,
DUBLIN 1.

7 0. SEPT 91

Dear Sirs,

re: 15 Ballymount Road, Clondalkin, Dublin 22.

We refer to the application made for retention of two rooms as offices and occasional parking of lorries at the rear of the above, ref. 91A/1412.

We have been informed by our client, Marie McCrossan, that the premises in question were used by a Maurice Griffin for a haulage business from 1984 to 1990 approximately, and our client took over the premises from him in 1990 without any break in continuity. We understand that no notice to cease such a use of the premises was ever served on Mr. Griffin.

Our client has also asked us to point out that their use of the rear garden for parking of lorries would be much reduced compared with that of the previous occupier.

Yours faithfully,



J.M. Moran

91A/1412

1-0-0

M. A. 1

cc: Client

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/1412

Date : 30th August 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of two rooms as offices and occasional parking of lorries at the rear

LOCATION : 15 Ballymount Road, Clondalkin, Dublin 22

APPLICANT : Marie McCrossan

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 29th August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

J.M. Moran, FRIAI,
82 Upper Leeson Street,
Dublin 4

Dublin County Council
Comhairle Chontae Átha Cliath



Planning Application Form/
Bye - Law Application Form

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 15 Ballymount Rd., Clondalkin, Dublin 22.
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Marie McCrossan
Address 15 Ballymount Road, Clondalkin, D.22 Tel. No.

4. Name and address of J.M. Moran, Dip. Arch., FRIAI
person or firm responsible 82 Upper Leeson St., Dublin 4. Tel. No. 685760
for preparation of drawings

5. Name and address to which J.M. Moran, FRIAI, 82 Upper Leeson St., Dublin 4
notifications should be sent

6. Brief description of Retention of two rooms as offices and occasional
proposed development parking of lorries at rear of premises.

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

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

Handwritten: £83.75 24/8
N 47667

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? Change of use of two front rooms

Handwritten: Irish Times 24/8/91

11.(a) Area of Site 240 acres
(b) Floor area of proposed development 25 Sq. m.
(c) Floor area of buildings proposed to be retained within site 50 Sq. m.

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

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box. N/A

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
Taken into account

DUBLIN CO. COUNCIL -
Permission for retention of two rooms as offices at 15 Ballymount Road, Clondalkin, Dublin 22, and occasional parking of lorries at the rear. Signed: Marie McCrossan.

..... 4 copies IM-1
Newspaper advertisement (I. Times 24/8/91)
Cheque £83.75

16.Gross floor space of proposed development (See back) Class 4 = 25 Sq. m.
No of dwellings proposed (if any) N/A Class(es) of Development 4 and 6 = min.
Fee Payable £. 43.75 + £40 Basis of Calculation £1.75 x 25 and min. fee £40
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) *M Moran* Date 28th Aug 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/142

Amount Received £ 240

Receipt No 214

Date

RECEIVED
29 AUG 1991
P.C.

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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.

RECEIPT CODE

MIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee

N 47667

£ 83.75

day of

August

1971

Received this

from

J. M. Moran

82 Upper Leeson St.

Pounds

the sum of

eighty three
seventy five
planning application

Pence, being

S. CAREY

Principal Officer

Cashier

Moden Dean

4.6

J. M. MORAN, DIP. ARCH., F.R.I.A.I.

82 Upper Leeson Street, Dublin 4
Tel: 685760 / 683738

(V.A.T. Registration No. 9F51641)

YOUR REF:

28th August 1991

OUR REF: JMM/NM

The Planning Department,
Dublin County Council,
Irish Life Centre,
Lr. Abbey St.,
DUBLIN 1.

Dear Sir,

re: 15 Ballymount Road, Clondalkin, D.22

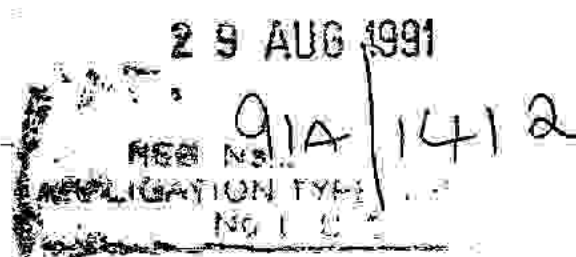
Further to correspondence with Mr. Richard Dunne (ref: ENF4365) and specifically to our client's letter to him dated 12th July, we now wish to apply for planning permission for retention of two front rooms in the above cottage as offices, and also for occasional parking of lorries at the rear of the premises. We understand that the area in question is zoned for commercial use and that permission has been granted previously for the parking of vehicles at an adjoining premises.

Should you have any queries regarding this application, or require clarification of any point, please contact us.

Yours faithfully,



J.M. Moran



Enc.