

Brendan A. Canning,
ARIBA,
34 upper Drumcandra Road,
Dublin 9.

Our Ref: 91A-1913

12 May 1993

Re: New 2-storey premises for Credit Union business at Treepark Road, Kilnarnagh, Dublin 24 - site adjoining carpark at Dunnes Stores for kilnarnagh Credit Union Limited.

Dear Sir,

Thank your for your letter dated 30th April, 1993 and in this regard now wish to inform you that I have passed it on to the Planning Officer for her attention.

I can also inform you that a compliance submission was received on 10th December, 1992 by this department in relation to landscape treatment, boundary details, and entrance to roadway.

As there is no facility to notify you of any possible future compliance submissions which may be lodged, can I therefore suggest that you may call into the public counter periodically where our staff will assist you in this matter.

The opening hours of the public counter is Monday to Friday from 9.00 a.m. - 12.30 p.m. and 2.15 p.m. - 4.30 p.m. each day in the offices of the Irish Life Centre at the above address.

I trust this will be of some assistance to you.

Yours faithfully,



for Principal Officer.

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Brendan A Canning ARIBA

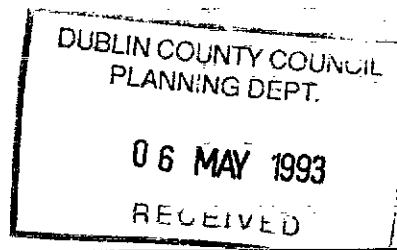
Brendan A. Canning ARIBA

Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 377313

The Planning Officer,
Dublin County Council,
Irish Life Centre,
1r. Abbey Street,
Dublin 1.



Thirtieth,
April,
1993.

our ref.

your ref.

date

828/BAC/MAC.

Re: Erection of two storey premises
for Credit Union Business with
access off Treepark Road,
Kilnamanagh, Dublin 24.
Ref. 91A/1913.
PL 6/5/88127.

Dear Sir,

I refer to the above Dublin Co. Council Planning Decision and subsequent An Bord Pleanála Decision (23rd. July, 1992) and I have been requested by The Treepark Residents Committee to submit to you a list of important aspects to be taken into account in the fulfilling of the conditions set out in An Bord Pleanála Decision to Grant Permission for the Proposed Two Storey Premises. They have also requested to be informed of submissions made in respect of the fulfilling of said conditions as required and of any agreement reached on said submissions.

The Treepark Residents Committee request the following:

1. Access: (a) That no access be permitted from the Credit Union Business Premises Site to Dunnes Stores Car Park. Absence of such an access would eliminate any advantage to customers from parking cars in Treepark Ave. or Treepark Close.
An access already exists between the Church Grounds (through which the road access to the Credit Union is provided) and Dunnes Stores Car Park for the use of pedestrians and no inconvenience would be suffered by pedestrians wishing to visit the Credit Union as there would be no extra distance involved. Another direct access from the car park to the Credit Union Premises Site would involve a short cut for motorists who would avail of the Treepark Ave. and Treepark Close, to the detriment of the amenity of the residents of the Avenue and Close.

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- (b) Further and more importantly is the consideration of the safety of children and all residents in the Avenue and Close, from would-be armed robbers or subversives using the Avenue and Close, as an escape route should a raid take place as was the case in the Kilnamanagh Post Office raid.

Also clear access in the Avenue and Close, is necessary for fire fighting appliances in the event of a fire occurring at any one of the houses.

2. Boundary Treatment: (a) That windows overlooking Treepark Avenue and Treepark Close houses be glazed with opaque glass to provide the residents with some degree of privacy because of the views over the houses that would be provided due to the building being permitted to have two storeys and being built on high ground.
- (b) That the Credit Union Site be surrounded by an 8 ft. high wall with a 4 ft. railing on top. This would be in keeping with the existing treatment of the perimeter wall of Dunnes Stores.
- (c) That no wall be built from Dunnes Stores perimeter wall to join on to first house on Treepark Close. A wall in this location would encourage dumping of rubbish and the congregation of people at night for anti-social behaviour.
- (d) That trees and Shrubs of a thorny nature be planted in front of the perimeter wall of the Credit Union Site around two sides. This would discourage and prevent climbing on walls and hinder graffiti 'artists'.
3. Landscaping: (a) That the residual area of the site be included in the open space zoning. This would provide a minimum of open space for recreational purpose and use by the nearby residents.
- (b) That the remainder of the site be landscaped by the Dublin County Council in consultation (prior to landscaping) with Treepark Residents Committee so as to provide a properly laid out and appropriate area of recreational amenity.

Note: It was noted that a figure of £10,000. was to be paid to the Dublin County Council, by the Credit Union for the site and that this money was to be used for the landscaping of the remainder of the site. Has this money been paid over?


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If so has it been set aside for the landscaping.

4. Alarm System. (a) That any alarm system installed for the Credit Union Building be of a silent nature. This was promised by the Credit Union Committee and is in the interest of the amenity of the local residents.
5. Conditions: (a) Your attention is drawn to conditions 1. to 7. inclusive in An Bord Pleanála Decision and in particular to conditions 3,4,6 and 7. and a specific request is made by The Treepark Residents Committee to be informed of any submission made and any agreements reached on these submissions. It is noted that the access road has been prepared and also that an infringement of Condition 7. had already taken place.

Your immediate attention to this on behalf of the Treepark Residents Committee will be appreciated.

Yours sincerely,


Brendan A. Canning.

RE: SITE AT KILNAMANAGH FOR CREDIT UNION BUILDING.
REG. REF. 91A/1913.

The area in which the site is located is zoned in the 1983 County Development Plan with the objective "To protect, provide for and improve town/district centre facilities" (C).

In the 1972 Plan the relevant zoning objective was "to provide for the development of a residential community" (E).

In the 1991 Draft Plan the zoning objective is "to protect, provide for and/or improve town/district centre facilities" (C).

The proposed use is permitted within the current and proposed zoning.

The decision to grant permission for the proposal was based on its use as an asset to the community; the likelihood that trips to the credit union would be combined with trips to the shopping centre, to the church or to the school thus reducing the generation of additional trips; the existence of car parking facilities for these uses; the fact that no other site appeared to be available for the purpose.

The existing pleasant ambience of the area fronting onto Treepark Road was noted, and Condition Nos. 5 and 8 were intended to protect the amenity of the site, relating as they do to landscaping and lighting.

Condition No. 6 indicates that access shall be agreed with the Planning Authority prior to commencement of development, and Condition No. 9 requires that all construction traffic shall be from Treepark Road, and there shall be no other vehicular access from Treepark Close.

The plans submitted show clearly that the site does not adjoin the cul-de-sac heads to the north. They also show a 1.5 metre high fence around the site.

The Planning Authority would not accept access to the site, other than those shown.

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Brendan A Canning ARIBA

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Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 377313

Planning Appeal Ref. No. PL 6/5/88127.

Proposed Two Storey Credit Union Premises
for Credit Union Business with access off
Treepark Road, Kilnamanagh, Dublin 24.,
adjoining Dunnes Stores Car Park.

our ref.

828/BAC/MAC.

your ref.

date

Further Submission to Oral Hearing
5th. May, 1992.
(on behalf of Treepark Residents
Committee).

*Submitted to
Oral Hearing
5.5.92.*

I refer to the grounds for appeal dated Twenty Fifth, February, 1992. and request that those be taken into account together with this submission set out below.

1.

Points of Clarification: Before proceeding to the main object of this appeal which is to request An Bord Pleanála to reverse the Decision of the Dublin Co. Council Planning Department to Grant Permission for the Proposal, there are some very important points which require clarification in respect of the involved parties and their related interests. Also in regard to the Site itself and the Co. Council involvement.

a)

Treepark Residents Committee.

This is not a Residents Association and does not purport to be such.

It is a committee set up to represent the residents of the houses in Treepark Avenue/Treepark Close which immediately adjoins the proposed site. It is these residents (and their houses - and access to their houses) that are most affected adversely by the proposed premises. The committee represents the vast majority, if not all, of the residents in this immediate vicinity of the proposed development.

They are a small proportion of the residents of the total Kilnamanagh Area but they are the only ones adversely affected by the proposed development. None of the other residents of Kilnamanagh are likely to be adversely affected.

It is important that this fact be clearly understood.

b)

Kilnamanagh Family Recreation Centre Limited.

In the strictest sense this is not a Residents Association. It is a Limited Company which runs the affairs of the Community Centre.

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It does not represent all the residents of Kilnamanagh, but only its fully paid up members who pay a substantial entry and annual membership fee and who, have certain rights at Annual General Meetings. There are many residents who could not afford the membership fee, or who need not, for one reason or another, belong to the Recreation Centre. These are not represented by the Recreation Centre Limited. The site under appeal was the subject of the previous application for a Community Centre Building some ten years ago. A more appropriate site was found for the Community Centre Building and is now run by the Kilnamanagh Family Recreation Centre Ltd. The committee of the Recreation Centre would be familiar with the difficulties of the site under appeal and also with the interest the Credit Union has in the site.

In October, 1990. the Treepark Residents Committee wrote to the Committee of the Recreation Centre, but this was ignored. Treepark Residents Committee complained to the Recreation Centre Committee in July, 1991. about this and the latter's letter of support for the Credit Union proposal. Subsequent to this the Recreation Committee invited the Treepark Committee to meet them but this was declined as the former had already given their support to the Credit Union. Many of the committee members of the Recreation were involved in the earlier attempt to have their community centre built on the site under appeal. Also come Credit Union Officers would have been involved in the previous application for the Community Centre.

c)

Dunnes Stores:

The management of Dunnes Stores granted permission to the Church Authority to use the car park when permission was being sought for the building of the Church. It was necessary for Dunnes Stores to move back the grassed areas to provide additional car parking spaces when permission for extra shop units were sought under planning. Now Dunnes Stores are being asked to provide access over their car park and presumably (facilities) for car parking for patrons of the Credit Union.

It is to be noted that Dunnes Stores car park is only open to the public during opening hours of the Shopping Centre. It is closed therefore during Sunday Mass Times. It is easy to give permission without commitment to seeing it through. Large scale parking thus takes place on the perimeter roads, where will the patrons of the Credit Union park? They would seek out the places closest to the Credit Union Building - i.e. Treepark Avenue, and Treepark Close. This cannot be permitted.

Negotiations or attempted negotiations have been proceeding over the past three years between the Kilnamanagh Credit Union and Dunnes Stores Management, about the acquisition of the access or the right of way to be granted by Dunnes Stores for the access over their land/car park. Only one letter dated 21st. March, 1991. from Dunnes Stores to

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Mervyn Taylor, T.D. M.C.C. partner in Taylor and Buchalter, Solicitors to the Kilnamanagh Credit Union, stating an agreement "in principle, broadly speaking, the right of way to the proposed Centre over the car park and right of way over the grassed area on the Church Side of the existing wall". A copy of this letter is with An Bord Pleanala, as submitted by Moloney O'Beirne and Partners, Architects to Kilnamanagh Credit Union.

No written or signed agreement has yet appeared granting access, right of way or transfer of land.

Further, a letter dated 30th. September, 1991. from Mrs. Marion Furlong, (sec. Treepark Residents Committee) to Mr. Brian Cleary, Druker Fanning & Partners, Letting Agents for Dunnes Stores, is as yet unanswered. This letter poses many questions. A copy is attached for the information of An Bord Pleanala.

There is no guarantee that Dunnes Stores, will enter into any legally binding agreement satisfactory to this matter. Also the Shopping Centre in Kilnamanagh, is owned by a Sister or Parent Company of Dunnes Stores, namely, Tallaght Shopping Centre Limited of 45, Northumberland Road, Dublin 4.

There is no guarantee that the shopping centre will not be sold on to new owners. The only guarantee to the Credit Union would be to take up one or two of the vacant Units in the Shopping Centre and secure its future there in secure surroundings.

d) Kilnamanagh Credit Union:

As stated above, the Kilnamanagh Credit Union knows the history of this site. They have taken on this very unsuitable site for their premises. A site which is landlocked, no proper access of its own, and a serious cause of concern to the local residents of Treepark.

It is to be clarified here that the residents who are opposing the building of the Credit Union Premises on this site are conscious of the excellent work that the Credit Union does for the general good of its members and the community at large. Many of the residents of Treepark are members of the Credit Union and wish to see its good work progress.

Whether the Credit Union understands it or not, the Treepark Residents see the proposal of the Premises on this site as a grave mistake for the future progress, safety and security of the Credit Union itself apart altogether from the Residents own misgivings about the adverse affect on Treepark residents and houses.

The sheer isolation of the building from the view of a main road, hidden in ground behind the Church, in low ground at the back of the shopping centre car park, and bounded on the third side by the open ground to the School. The only activity adjacent to the proposed site is the presence of the quiet cul de sac of Treepark Avenue, whose residents are

over/

scared of what might happen with a small financial premises so vulnerable to attack so close by. These are the hazards that the Credit Union are facing into and no credit to the Co. Council Development Department, Planning Office, for placing the Credit Union in this situation.

?
not our
responsibility

It is accepted that the Irish League of Credit Unions should be congratulatory and happy with the proposal of the Kilnamanagh Credit Union. This is a very desirable and important aim of all Credit Unions and it is understandable that the League of Credit Unions would convey their support to Kilnamanagh Credit Union on their ambition to own their own Credit Union Premises. But the Irish League of Credit Unions would be expected to know the difficulties of the site location in question. They may be aware, and so should the Kilnamanagh Credit Union be aware also, of the difficulties the Springfield Credit Union have had with vandalism to their premises. Photographs are available to illustrate the attack on the Springfield Credit Union Building which is regrettable but must be taken into account. It might be advisable for the Kilnamanagh Credit Union to discuss the problem with Springfield Credit Union.

e) Dublin Co. Council:

A lot has to be said about the Dublin Co. Councils part in relation to the site under appeal. It is necessary to recall the history of how Dublin Co. Council has the ownership of this site. When Kilnamanagh was being developed during the 1970's. a substantial package of land was set aside for open space and community purposes. This land included what is now Treepark Ave, Drive and Close, plus the Church and Schools ground and the shopping centre site. The Council granted permission for the Treepark Houses thus diminishing the area available for community facilities. The Treepark section was known then as Phase 9. The land given to the Church Authorities (St. Laurence O'Toole Trust) for the New Church and School included the piece of land now the subject of this appeal. This land is understood to have been given free of charge to the Church Authority. The appeal site turned out to be surplus to the needs of the Church and the latter transferred it to the Council with the following clause included in the Deed of Transfer from the Diocesan Trust.

"St. Laurence O'Toole Diocesan Trust, the registered owner, in consideration of the Council carrying out a work of public utility to the benefit of the registered owner as beneficial owner hereby transfers".

There was difficulty for the Council in this clause. It appears that the original owners (who passed the land to the Diocesan Trust) gave the land for Church, Schools and

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recreational facilities and no other use could be permitted. Having given permission for 'Phase 9). (Tree-park Houses) it had transpired that the only piece of land available for the Community Centre was this small site just over .2 acres which was totally unsuited to that purpose. As we know the proposal to build the Community Centre on this site had failed and now the Council, who were handed this site by the Diocesan Trust proposed to sell the site, without access, to the Kilnarnagh Credit Union for £10,000.. The Co. Council did condition the sale that "the Credit Union execute a satisfactory formal right of way agreement with Dunnes Stores Ltd." This presumably would include any formal legal agreement with the Diocesan Trust as required.

To date no evidence of any formal agreement with anybody has been given.

The Decision Notification to Grant Permission contains a Condition No. 6. which says, "Details of access to be agreed with the Planning Authority prior to commencement of development".

The sale of the site by the Co. Council to the Credit Union was subject to formal agreement re - right of way.

The sale of the site was also subject to the Credit Union obtaining Planning Permission for their proposed premises.

This is a neat side step by the Co. Council to bypass the Conditions of the Sale.

The Co. Council Development Department, the Co. Council Planning Department, the Elected Public Representatives on the Dublin Co. Council all knew the difficulties with this site. On the day of the Co. Council Meeting to decide on the Proposed disposal of land at Kilnarnagh to Kilnarnagh Credit Union Ltd., the Treepark Residents Committee issued a letter to Each Member of the Council explicitly outlining the hazards of the proposal to build Credit Union Offices on the Site.

Copy of this letter would have been given to Mr. Mervyn Taylor, a member of the Co. Council, and also Solicitor to the Kilnarnagh Credit Union. A Copy of that letter (undated as it was handed out on the day of the meeting 26/9/1991. is appended to these grounds. It sets out all the fears of the residents of Treepark.

Despite the above the Co. Council approved the sale of the site to the Credit Union with conditions that still have not been fulfilled. It is possible that they may not be capable of being fulfilled.

The question must also be asked. Do the Council have the right to sell this site for £10,000. when presumably it was given free of charge by the Developer to the Diocesan Trust for recreational community purposes and subsequently to the Co. Council, presumably free of charge, for the same recreational community purposes.

Further there appears to be a small piece of ground still in the Co. Council ownership apart from the .21 acres the subject of the appeal.

*Plng. perm.
does not
confer right
to build.*

*zoning
'C'*

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This appears to be directly at the end of the Treepark Ave, Cul de Sac. If this is correct there is the added danger of extending the Cul de Sac road further. This must not be allowed as it would suggest access was being provided to the site under appeal. This is mentioned as it is noted that Condition 9. in the Decision Notification mentions that there should be no construction or other vehicle access from Treepark Close. Treepark Avenue should have been included as well.

Yes
omitted.
not together
to it goes
in.

2. Planning Decision:

While the foregoing details set out points of clarification and includes the history of the site under appeal and also show the reasons for the Treepark Residents objection to the development of the site on very valid grounds there are aspects of the application and decision which call in to play specific serious considerations pertaining to the proposed Credit Union Premises.

a) Fresh Water Springs:

The Co. Council will be aware of the numerous springs in and around the site of the proposed premises. The residents are conscious of this and any disturbance could lead to flooding and damage to their houses. Will the Co. Council take responsibility for any damage caused. ?

b) Condition 3. in the Permission Decision Notification.

This calls for all external finishes to harmonise in colour and texture with the existing premises. It does not state which existing premises, whether the Church, the School, the Shopping Centre or the Houses. As the finish proposed is a rough cast plaster finish it appears to be related to the houses as the building is nearest to these. Much too near and overshadowing and overlooking the houses and gardens. The sloping nature of the site dictates a two storey building which compounds the problem further. A building that would seriously diminish the residential amenities of the houses of Treepark. not near

c) Condition 5.

This deals with access and landscaping. There is no legal access. Is there to be a transfer of land from Dunnes Stores and/or Church Authority or is there to be a right of way (legal or otherwise) to the site. What rights will the Credit Union have to build a road, build boundary walls, piers, or form an entrance. And who will own the road? And who will maintain it? Is the road to be built on the Church land owned by Dunnes Stores. Is the footpath to be built on Dunnes Stores Car Park. What is to happen to Children and other pedestrians crossing this new road on the way to school.

It is understood that access from the Dunnes Stores Car Park through the site under appeal has still to be maintained. This will mean crossing this new road to get to the School. Whose responsibility will it be for the children and other pedestrians. Will it be the Church Authority, Dunnes Stores, the School or the Credit Union. These are further problems with the development of this site. There is no end to the problems.

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- d) Condition 6.
Detail of Access to be agreed with the Planning Authority prior to commencement of development. This was a condition of the sale which has not been complied with. As stated before it is unlikely to be able to comply with it.
- e) Condition 7.
This requires 10. car spaces to be provided. The majority of these will be taken up by the volunteer staff with little or no parking for the patrons of the Credit Union. This raises again the question of the Dunnes Stores Car Park and its legal availability to the patrons. It also raises the serious problem for the Treepark residents with Treepark Close and Avenue so available. Again the amenity of the residents would be taken away by extra traffic and parking on their roads because they are so close to the proposed premises. Already Treepark Ave. residents find it extremely difficult if not impossible for long periods to get in and out of their driveways, at School opening, lunch and closing times due to parents dropping their children off for school or collecting them in the Avenue. The parents are not allowed to bring their cars into the school grounds. It is not difficult to see the worsening of the situation if the Credit Union were allowed to build on this little site.
- f) Condition 8.
This calls for adequate lighting for the site and for the entire access road. Again the question is asked, who will provide this, on whose land will it be provided (with reference to the access road) and who will maintain it. The Church Authorities, Dunnes Stores, or the Credit Union.
- g) Condition 9.
This condition calls for all construction traffic to be by way of the proposed new access road from Treepark Road, and there should be no construction or other vehicle access from Treepark Close. It does not mention Treepark Avenue for exclusion. And you know Treepark Avenue, is closest to the site - if you can always get up it. However, this last condition or the reasons for it are the least problematic. Construction normally only lasts for a short time. It is the other problems that remain and cause most injury to the amenity of Treepark Residents. It is hoped that An Bord Pleanala, will eliminate the need for Condition 9. by eliminating the proposed building on this unsuitable site altogether.

or
other
vehicle
access

3. Zoning:
The right of the Co. Council, to permit any building other than that for recreational purposes has been highlighted above. The land was given for this purpose and no other use should be permitted. The site has been so diminished by the Co. Council, in permitting Phase 9. houses that any use other than open space properly planted and landscaped would be inappropriate. The problems of any building on this unsuitable building site have been well catalogued in the foregoing text. A Permission for a Credit Union Office would increase the problems enormously.

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As proven in the previous application for this site for the then proposed Community Centre, the Co. Council did have another suitable site for the Community Centre. So too the Co. Council has got other sites that would be suitable and more appropriate to the Credit Union Office. A main road is the essential location for this type of building where money is held. And fronting on to a main road at that.

4.

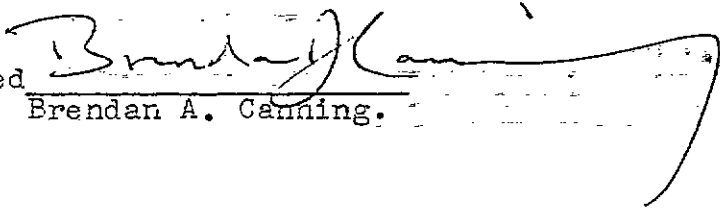
Development Plan.

The Treepark Residents Committee have lodged an application to the Planning Office to have the site that is under appeal re-zoned to open space in the Development Plan at present under review. It is important that this status be achieved for this site and remove once and for all the threat that hangs over the Residents of Treepark, that they will suffer further injury to and loss of amenity to themselves and their properties.

Also it is unjust and unfair that these residents, who are fighting for a right which was their entitlement when the Developers handed over the land in the first instance for recreational purposes, should have to suffer the trauma and expense of a second appeal on the same site.

An Bord Pleanála is respectfully requested to uphold that right and refuse Permission for the Two Storey Premises for The Kilnamanagh Credit Union Ltd.

Signed


Brendan A. Canning.

Brendan A Canning ARIBA

Brendan A. Canning ARIBA

Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 3773

our ref.

your ref.

date

PL. 6/5/88127.

Appendix.

1. Grounds for Appeal submitted on 25th. February, 1992.
2. Letter from Mrs. Marian Furlong,
(See. Treepark Residents Committee)
To
Mr. Brian Cleary,
Druker Fanning & Partners,
19, Dame Street,
Dublin 12.
3. Letter Undated - Treepark Residents Committee
to Each Member of Dublin Co. Council
(Elected Representatives)
for meeting dated 26th. September, 1991.

Brendan A Canning ARIBA

Brendan A. Canning ARIBA

Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 377313

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

Twentyfifth,
February,
1992.

our ref.

your ref.

date

828/BAC/MAC.

Re: Proposed 2 Storey Premises at
Tree Park Road/Adjoining Dunnes
Stores Car Park, Kilnamanagh,
Dublin 24.
for Kilnamanagh Credit Union.
Plan No. 91A/1913.
Dublin County Council Notification
of Decision to Grant Permission.
Decision Order No. and Date:
P/385/92. 30/1/1992.
Ref. PL 6/5/88127.

Dear Sir,

In connection with the above Planning Appeal dated 19th. February, 1992. and on behalf of my Clients, Tree Park Residents Committee, I set out below an expansion of the grounds for appeal as mentioned in the appeal letter dated 19th. February, 1992.

1. Previous Planning Application.

This site was the subject of a previous application for a community centre which was refused by An Bord Pleanála, (Ref. PL 6/5/54624), for the reason that "The proposed development would seriously diminish the residential amenities of properties in the vicinity by reason of its location on a site inadequate in size and in close proximity to those properties and the traffic both vehicular and pedestrian which it would be likely to generate". (19th. March, 1982).

The attention of An Bord Pleanála is drawn to this decision and to all the submissions made in respect of that proposal. The site area is still the same .21 acres.

2. Access.

There is no proper legal access to the site. There is no Legal Right of way over the proposed access road nor is there evidence that a Legal Right of Way would be granted.

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Letters have been exchanged with the Diocesan Office at Archbishop's House but these do not constitute legal access or right of way. Even with legal access over the Church Property it is considered totally unsuitable to create a road over such a long distance which would in time be used for the transport of large sums of cash with all the inherent hazards.

Pedestrian Access is shown from the Dunnes Stores Car Park. Again this access does not have legal backing nor does it have a legal right of way. This pedestrian access is proposed over the Dunnes Stores Car Park and over a grassed area. Will Dunnes Stores allow a legal right of way over their car park to a third party i.e. The Kilnamanagh Credit Union and will they allow an additional legal access Point into their car park. Practical control over their property is likely to dictate not. While the car parking on Dunnes Stores Car Park may be available, there is no legal backing for its use in association with the Proposed Credit Union Premises and it is unlikely to be legally sanctioned. The Dublin Co. Council Planning Department, has apparently ignored this lack of legal access to the site in making its decision.

In condition No.5. they require details of proposed Landscaping of the access which is tantamount to accepting that the legal access exists.

In condition No.6. the Planning Department calls for Details of access to be agreed with the Planning Department, prior to commencement of development. This is a decision to be made behind closed doors between the Vendor of the site and the Purchaser of the site and there is no call for the agreement to be made in writing. An agreement in writing would impose on the Dublin Co. Council, the responsibilities of any of the difficulties likely to arise later due to illegal access problems.

There are likely to be insurance problems arising from the arrangement where no legal access or legal right of way exists. Dunnes Stores Management may find difficulty with this aspect of the proposal were it allowed, to proceed, as also would the Credit Union. The Dublin Co. Council, has a part to play here as they are proposing to sell the site to the Credit Union and they have notified, through their Planning Department, their Decision to Grant Permission.

Over/

3. Car Parking.

Car Parking within the proposed site is minimal.

Seven car spaces were proposed by the Credit Union and this has been Conditioned to provide 10. spaces by the Planning Department, in Condition No.6. Details again to be agreed with Planning Authority but not by agreement in writing. Car Parking for 10. cars would require a third of the available space on this tiny site.

This proposal envisages the use of Dunnes Stores Car Park for the large numbers of people expected to utilise the services of the Credit Union Premises. It is noted that the Common Bond of the Kilnarnagh Credit Union extends its area to include all of Kilnarnagh, Tymon, Belgard and Kingswood. This is a vast area to draw from and the greater number of Credit Union Members travelling such distances will travel by car. None of the car parking arrangements envisaged could cater for this with the Premises as proposed so isolated. The obvious danger is that the residential cul-de-sacs of Treepark, would be used both for access and car parking but this could not be tolerated as it would seriously diminish the amenities of these residents and their properties.

4. Recreational Amenities.

The proposed site is in the ownership of the Dublin Co. Council. It should not arise at all that this site should pass into the ownership of the Credit Union as the same Dublin County Council has given a Decision to Grant Permission on their own Site for the benefit of the Applicant. The location of this site and the adjoining vacant land was always intended for recreational amenity for the local residents. It is suited only to this purpose and it should be prepared and landscaped as public open space to provide this amenity and not to impose a commercial use with all its inherent problems for the local immediate residents. Even bearing in mind the important part played by the Credit Union for the population as a whole. It does however generate the activity of traffic noise and parking as is normally associated with Commercial use and the expansion of the Union business in many areas of finance puts the business into the mainstream banking facility. A Bank on this site proposed by one of the leading bank companies would not even be considered by a banking company and certainly should not be permitted.

Over/

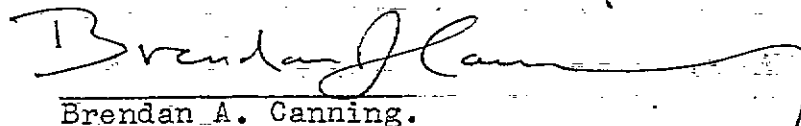
Apart from the problems of access, car traffic, car parking, noise and general nuisance there is the very serious aspect of security, handling of cash, transportation of cash, the dangers of raids, robberies and muggings in such an isolated location surely there must be a better located site available from the Co. Council, than this one with all its problems. It is not fair to the immediate local residents or to any users of the area to be subjected to these type of dangers. Even a unit or two in the Shopping Centre would provide greater security to the occupants and users of the Credit Union Premises.

The residential amenities of the Local Residents of Tree Park, are at stake here and these amenities should not be put in jeopardy by allowing a trading development, albeit a Credit Union, on this unsuitable site with no Legal Right of Way access to it.

A list of signatories objecting to the proposed Credit Union Offices is attached herewith.

The Tree Park Residents Committee request An Bord Pleanála, to refuse permission for this development proposal.

Yours faithfully,


Brendan A. Canning.

Dear County Councillors,

We the undersigned (please see attached petition) should like to put forward yet again, the views of the majority of the people resident in the treepark area of Kilnarnagh re land adjacent to Treepark, and disposal of same by the County Council to the Kilnarnagh Credit Union.

As I am sure you are all aware, the decision re disposal of same will be taken at today's Council meeting, and the residents of Treepark have a delegation attending here today to note the discussion and outcome of same. We plead with you to take note of our very real fears for the siting of a Credit Union here, for we believe that there will be no peace for us day or night should the Credit Union be successful today in the purchase of this land.

There are a number of reasons why we do not want a Credit Union here

(1) The question of access to this site is very important , at the moment there is no access by road to it,- the Credit Union have attempted to circumvent that problem by asking Dunnes Stores for permission for Credit Union members to park in the car park and walk through a small gap in the perimeter wall. Dunnes Stores Have given provisional agreement for this - but this permission is really a nonsense , the committee know as well as anyone in Treepark that people will not drive into Dunnes Stores when they can simply drive down the cul de sacs of Treepark and cross a grass verge on foot into the Credit Union. What of this permission should the shopping centre change hands? What about Fire-Brigade and Ambulance services?- the Credit Union would not get access on the basis of Dunnes Stores access as this is the basis that planning permission was refused for the Community Centre to build here. The residents of Treepark are already under seige from the number of cars which use our roads for access to the school in the mornings , again at 1.30pm, and 2.30pm, many is the time the residents of Treepark cant leave their own drive-ways to go to work with the blocking of the roads by cars. The school gave us this problem when they barred cars from driving into the school grounds because of the numbers of children being knocked down in school grounds - but what about our children ? dont they count ?

(2) There is already a lot of trouble given to the residents of Treepark because of their proximity to Dunnes Stores carpark and the gangs of teenagers who use this particular corner of the carpark to meet every weekend they drink , smoke , take drugs , burn out stolen cars . We are the ones who are up at all houts ringing the guards , and we believe the Credit Union right beside this corner will only aggravate this trouble.

(3) The very same gangs in (2) above will have great enjoyment in setting off the alarm system every time the humour takes them , day or night - who will have to listen to this ? not you councillors , not the Credit Union committee , yes you have guessed right - the residents of Treepark.

(4) Another important consideration is the security aspect re armed robberies of credit unions in recent years . Where are these criminals going to park ? not in Dunnes Stores that is for sure , who's children will be playing right beside the credit union while the robbery takes place ?

The residents of Treepark can not understand why the Credit Union refuses to consider their other options.

there are plenty of sites along the ring road of Kilnarnagh , where they could provide ample parking for their needs, and the Credit Union would not be a nuisance to anyone.

The Credit Unions answer to this is that they want a central location in Kilnamanagh . Why that matters when the Credit Union based in Kilnamanagh is the official credit union for all of Kingswood estate , all of Belgard estate , and parts of Tymon estate as well as Kilnamanagh , one has to ask the question central to whom ?

The residents of Treepark feel that if this central location is so important why has occupying a unit in the Dunnes Stores complex not been considered? It seems this option offers everything a credit union could want,

- (a) The complex is open 6 days every week.
- (b) There are 3 late night openings .
- (c) The credit union would have the added security of Dunnes Stores security staff - thereby saving them money .
- (d) Dunnes Stores is crying out for people to rent units in the complex , as there are 3 vacant units at the moment and they welcome anything that would draw business to them . Perhaps it could help to stop Dunnes Stores itself pulling out of the complex .

Surely there are enough buildings in Kilnamanagh without the addition of another unnecessary one ? The Orwell PARK shopping complex incorporates their credit union , why cant it work in Kilnamanagh?

If the Credit Union has £10,000 to offer the County Council for this site apart from the other expences involved before they could open the doors of a new building , surely this money would go a long way towards the payment of rent on a unit , and WE feel sure Dunnes Stores would see their way to relieving any great burden of rent , as they do in the case of the Post Office.

The residents of Treepark are not against Credit Unions - many of us are members of Kilnamanagh Credit Union and realise the asset it can be to a community - but we also realise all too well the problems this site would hold for us and we ask you here today to remember us when you vote on this issue .

=====
=====
=====

13 Treepark Ave.

Kilnamanagh

Dublin, 24

Ph. 523134

Ref. Treepark Residents Committee.

30 September 1991

To Dinnes ^{Stones} ^{Boys} ^{Brocker} ^{Fanning}
Dear Brian,
Cleary

Thank you for meeting us on 27th Sept 1991. Our committee represents 90% of the residents on Treepark Ave and Close, we also have some support from Treepark Drive. We do not want Kilnamanagh Credit Union to build on lands immediately adjacent to us for the reasons outlined here to you

- (1) We believe the level of vandalism, already very high in Dinnes Stones carpark and nearby school grounds will dramatically increase beside this proposed Credit Union, as their building would leave a lane between it and immediate dwellings, also it would leave a large corner around the other side of building near the priest's house
- (2) In recent years there has been an increase in the drug problem in Kilnamanagh in general, but especially in this particular corner of the carpark - Treepark residents have found empty syringes here. Glue sniffing and other solvent abuse is also common here and drugs have been sold openly in this corner of the carpark all summer. Phone calls to the local police seem to have little or no effect on the situation.
- (3) Rival gangs use the small gap in perimeter wall as access to and from school grounds nearby at night time, and shopping trolleys are used as a means of

11

of transport for these gangs at right down this site, as it slopes substantially towards school grounds.

- (4) Indeed I approached the manager (Mr Cowley) a few years back on a personal note asking him to seal off this gap in wall as my 2 year old child had been knocked down by a youth on a bicycle coming down this site at great speed. Thankfully she was not badly injured.
- (5) We would ask you to note the situation of Springfield Credit Union, who now have to close their premises due to vandalism mugging and robberies.

We would like to know the present position re access (for proposed Kilnamanagh Credit Union) being provided via Dunnes Stores Ltd.

- (1) Have any negotiations taken place between this credit union and Dunnes Stores Ltd on access or right of way through CAR PARK
- (2) If negotiations are in progress, could you tell us when they commenced? and when they are likely to conclude in a final decision on your part?
- (3) Are any conditions already agreed re the car park with Mr Heevyn Taylor (solicitor) acting for Kilnamanagh Credit Union.
- (4) He informed a local meeting between reps from credit union reps from Treepark Res. Comm. and Margaret Farrell co. co Don Tipping co. co and Michael Keating co. co. that a legally binding document has been signed between this credit union and Dunnes Stores Ltd re access through car park and/or land adjacent which belongs to

to Dunnes Stores (at present in church hands) — is this true?
He also said that one of the conditions attached to access through carpark was that "right of way" granted to credit union could be withdrawn at 6 months notice — is this true?

What other conditions have been discussed and/or agreed.

(5) Do you intend to provide services needed by Kilnamanagh credit union to this proposed site i.e. Sewerage, fresh water and/or electricity?

(6)

With regard to access over land (at present in church ground) belonging to Dunnes Stores Ltd

- (1) What width is this land?
- (2) Are you giving this land to Kilnamanagh Credit Union or granting Right of way or just giving access over it?
- (3) Are you aware that Kilnamanagh Credit Union have given a commitment to Treepark residents committee and local councillors on 19/9/91 at a meeting, to build a road over this land? do you have any objections to this?
- (4) Are you aware that hundreds of children would cross proposed road going to and from school? are you prepared to provide a bollard lady? are you prepared to accept liability for any child killed or injured on this proposed road?
- (5) As this site is landlocked at present, would you allow Kilnamanagh Credit Union to bring building supplies in through carpark for

- for
- (A) to build a road?
 - (B) to build a premises?

- (6) What is the view of Dunnes Stores Ltd re accommodating Kilnamanagh Credit Union within the Kilnamanagh shopping complex?
- (7) Has any discussion ever taken place between Kilnamanagh Credit Union and Dunnes Stores Ltd with a view to accommodating this credit union in a unit(s) in the shopping complex, where if any, did they first take place?
- (8) Have you had any trouble with water springs in Kilnamanagh Shopping Complex or car park of same?
- (9) Would you be prepared to negotiate a long term leasing agreement with Kilnamanagh Credit Union having regard to the fact that credit unions are a non-profit making organisations and are of great benefit to any community?

I enclose copy of Petition taken up in Treepark on 28/8/91, copy of letter received from an board pleasurable re Dunnes Stores and copy of Kilnamanagh Credit Union's common bond Plus Pop. figures for same.

Once again many thanks for your time on this matter, we would appreciate an urgent reply to our queries and any other information which you may see fit to give us re same.

Yours Sincerely

Ms. C. Maria ^{Mc} Turlong
 (Sec. Treepark Residents Committee)

TABLE 3.3
ZONING OBJECTIVE 'B'

"TO PROTECT AND PROVIDE FOR THE DEVELOPMENT OF AGRICULTURE"

USE CLASSES RELATED TO ZONING OBJECTIVE

PERMITTED

*Residential, Private Garage, Open Space, Public Services, Sports Club, Extractive Industry, Concrete/Asphalt etc. plant in/adjacent to quarry or mine, Abattoir, Rural Industry-Food, Rural Industry-Cottage, Caravan Park-Holiday, Airfield/Aerodrome, Boarding Kennels, Private Tip, Cemeteries.

OPEN FOR CONSIDERATION

Education, Church, Residential Institution, Doctor/Dentist, Community Hall, Recreational Buildings, Cultural Uses, Guest House, Hotel, Restaurant, Hospital, Car Park, Heavy Vehicle Park, Wholesale Outlet, Garden Centre, Industry-Special, Commercial Recreational Undertakings.

NOT PERMITTED

Health Centre, Dance Hall/Discotheque, Private Club, Public House, Shops-Neighbourhood, Shops-Other, Offices-Neighbourhood, Offices-District, Offices-Other, Embassy, Service Garage, Petrol Station, Motor Sales Outlet, Advertising/Advertising Structures, Cash and Carry Outlet, Industry-Light, Industry-General, Warehousing, Scrap Yard, Caravan Park-Residential.

*Note to Residential.

Residential use strictly in accordance with the Council's policy relating to residential development in rural areas.

See paragraph 2.3.9 of the Policy Statement.

TABLE 3.4

ZONING OBJECTIVE 'C'

"TO PROTECT, PROVIDE FOR AND/OR IMPROVE TOWN/DISTRICT CENTRE FACILITIES."

USE CLASSES RELATED TO ZONING OBJECTIVES

PERMITTED

Residential, Private Garage, Open Space, Public Services, Education, Church, Residential Institution, Doctor/Dentist, Health Centre, Community Hall, Sports Club, Recreational Buildings, Dance Hall/Discotheque, Cultural Uses, Private Club, Guest House, Hotel, Public House, Restaurant, Shops-Neighbourhood, Shops-Other, Offices-Neighbourhood, Offices-District, Service Garage, Petrol Station, Motor Sales Outlet, Car Park, Advertising/Advertising Structures, Wholesale Outlet, Garden Centre, Industry-Light, Industry-General, Warehousing, Commercial Recreational Undertakings.

OPEN FOR CONSIDERATION

Offices-Other, Hospital, Embassy, Heavy Vehicle Park, Cash and Carry Outlet.

NOT PERMITTED

Industry-Special, Scrap Yard, Extractive Industry, Concrete/Asphalt etc. plant in/adjacent to quarry or mine, Abattoir, Rural Industry-Food, Rural Industry-Cottage, Caravan Park-Residential, Caravan Park-Holiday, Airfield/Aerodrome, Boarding Kennels, Private Tip, Cemeteries.

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OPEN FOR CONSIDERATION

Education, Church, Residential Institution, Doctor/Dentist, Community Hall, Recreational Buildings, Cultural Uses, Guest House, Hotel, Restaurant, Hospital, Car Park, Heavy Vehicle Park, Wholesale Outlet, Garden Centre, Industry-Special, Commercial Recreational Undertakings.

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Health Centre, Dance Hall/Discotheque, Private Club, Public House, Shops-Neighbourhood, Shops-Other, Offices-Neighbourhood, Offices-District, Offices-Other, Embassy, Service Garage, Petrol Station, Motor Sales Outlet, Advertising/Advertising Structures, Cash and Carry Outlet, Industry-Light, Industry-General, Warehousing, Scrap Yard, Caravan Park-Residential.

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"TO PROTECT, PROVIDE FOR AND/OR IMPROVE TOWN/DISTRICT CENTRE FACILITIES."

USE CLASSES RELATED TO ZONING OBJECTIVES

PERMITTED

Residential, Private Garage, Open Space, Public Services, Education, Church, Residential Institution, Doctor/Dentist, Health Centre, Community Hall, Sports Club, Recreational Buildings, Dance Hall/Discotheque, Cultural Uses, Private Club, Guest House, Hotel, Public House, Restaurant, Shops-Neighbourhood, Shops-Other, Offices-Neighbourhood, Offices-District, Service Garage, Petrol Station, Motor Sales Outlet, Car Park, Advertising/Advertising Structures, Wholesale Outlet, Garden Centre, Industry-Light, Industry-General, Warehousing, Commercial Recreational Undertakings.

OPEN FOR CONSIDERATION

Offices-Other, Hospital, Embassy, Heavy Vehicle Park, Cash and Carry Outlet.

NOT PERMITTED

Industry-Special, Scrap Yard, Extractive Industry, Concrete/Asphalt etc. plant in/adjacent to quarry or mine, Abattoir, Rural Industry-Food, Rural Industry-Cottage, Caravan Park-Residential, Caravan Park-Holiday, Airfield/Aerodrome, Boarding Kennels, Private Tip, Cemeteries.

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"TO PROTECT AND PROVIDE FOR THE DEVELOPMENT OF AGRICULTURE"

USE CLASSES RELATED TO ZONING OBJECTIVE

PERMITTED	*Residential, Private Garage, Open Space, Public Services, Sports Club, Extractive Industry, Concrete/Asphalt etc. plant in/adjacent to quarry or mine, Abattoir, Rural Industry-Food, Rural Industry-Cottage, Caravan Park-Holiday, Airfield/Aerodrome, Boarding Kennels, Private Tip, Cemeteries.
OPEN FOR CONSIDERATION	Education, Church, Residential Institution, Doctor/Dentist, Community Hall, Recreational Buildings, Cultural Uses, Guest House, Hotel, Restaurant, Hospital, Car Park, Heavy Vehicle Park, Wholesale Outlet, Garden Centre, Industry-Special, Commercial Recreational Undertakings.
NOT PERMITTED	Health Centre, Dance Hall/Discotheque, Private Club, Public House, Shops-Neighbourhood, Shops-Other, Offices-Neighbourhood, Offices-District, Offices-Other, Embassy, Service Garage, Petrol Station, Motor Sales Outlet, Advertising/Advertising Structures, Cash and Carry Outlet, Industry-Light, Industry-General, Warehousing, Scrap Yard, Caravan Park-Residential.

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"TO PROTECT, PROVIDE FOR AND/OR IMPROVE TOWN/DISTRICT CENTRE FACILITIES."

USE CLASSES RELATED TO ZONING OBJECTIVES

PERMITTED

Residential, Private Garage, Open Space, Public Services, Education, Church, Residential Institution, Doctor/Dentist, Health Centre, Community Hall, Sports Club, Recreational Buildings, Dance Hall/Discotheque, Cultural Uses, Private Club, Guest House, Hotel, Public House, Restaurant, Shops-Neighbourhood, Shops-Other, Offices-Neighbourhood, Offices-District, Service Garage, Petrol Station, Motor Sales Outlet, Car Park, Advertising/Advertising Structures, Wholesale Outlet, Garden Centre, Industry-Light, Industry-General, Warehousing, Commercial Recreational Undertakings.

OPEN FOR

CONSIDERATION

Offices-Other, Hospital, Embassy, Heavy Vehicle Park, Cash and Carry Outlet.

NOT PERMITTED

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Submitted
to Oral Hearing
5.5.92

TREEPARK RESIDENT'S COMMITTEE

We, the members of Treepark Resident's Committee hereby support the Appeal against the Kilnamanagh Credit Union's proposed offices, at the site adjacent to Treepark Close and Treepark Avenue and give our full support to our representatives at the hearing on May 5th.

Please note that 16 ^(Total 27 members) of the undersigned are members of Kilnamanagh Credit Union.

- A. J. Kelly 30 Treepark Close Kilnamanagh D. 24 ✓
- R. H. Kelly 30 Treepark Close Kilnamanagh D. 24 ✓
- James Harbours 28 Treepark Close Kilnamanagh ✓
- Jim Harbours 28 Treepark Close Kilnamanagh ✓
- James Carrigan 24 Treepark Close Kilnamanagh ✓
- David Carrigan 24 Treepark Close Kilnamanagh ✓
- Pauline Jenkins 26 Treepark Close ✓
- M. J. Dwyer 22 " " ✓
- John Dwyer 20 Treepark Close ✓
- Marian Malone 13 Treepark Ave ✓
- Richard Malone 20 Treepark Close ✓
- P. Burke 16 Treepark Close ✓
- F. Burke 16 Treepark Close ✓
- C. Taylor 8 Treepark Ave ✓
- J. Talbot 8 Treepark Ave ✓
- John Talbot 13 Treepark Ave ✓
- David Bomles 26 Treepark Close Kilnamanagh ✓
- Richard Ruttledge 32 Treepark Close Kilnamanagh ✓
- P. J. Ruttledge 32 Treepark Close Kilnamanagh ✓
- Michael Nocker 12 Treepark Close Kilnamanagh ✓
- Tim Nocker 12 Treepark Close Kilnamanagh ✓
- W. Brennan 6 Treepark Close Kilnamanagh ✓
- John Brennan 6 Treepark Close Kilnamanagh ✓
- P. Baker 4 Treepark Close Kilnamanagh ✓
- P. Baker " " " " ✓
- John Shanly 18 Treepark Close Kilnamanagh ✓
- John Henderson 3 Treepark Ave Kilnamanagh ✓
- John Henderson " " " " ✓
- MARY CAREY 10 Treepark Ave Kilnamanagh ✓
- George Carey " " " " ✓
- Maria Dooly 12 Treepark Ave ✓
- Erin Dooly 12 Treepark Ave ✓

TREEPARK RESIDENT'S COMMITTEE

We, the members of Treepark Resident's Committee hereby support the Appeal against the Kilnamanagh Credit Union's proposed offices, at the site adjacent to Treepark Close and Treepark Avenue and give our full support to our representatives at the hearing on May 5th.

Please note that 11 of the undersigned are members of Kilnamanagh Credit Union.

- Edna Joyce 25 Treepark Close Kilnamanagh
- Sue Joyce
- Nancy Noctor 23 Tree Park Close Kilnamanagh ✓
- Yvonne Noctor " " " " " " ✓
- Patricia Kelly 21 Treepark Close, Kilnamanagh ✓
- Kevin Kelly " " " " " " ✓
- Mag. Lough 19 Tree PK Close Kilnamanagh
- Ray Lough " " " " " " ✓
- Basilian Curran 17 Tree Park Close KILNAMANAGH ✓
- ESTALD " " " " " " ✓
- ROBERT GREGG, 15, TREPARK CLOSE ✓
- Maureen Ryan 13 Treepark Close ✓
- Gene Ryan 13 " " " " " " ✓
- Martin Connolly 7 Treepark Close ✓
- Michelle Connolly 7 Treepark Close ✓
- Angela Bond 3 Treepark Close ✓
- Walter " 1 Treepark Close ✓
- Peter Flynn " " " " " " ✓
- Mavis Gregg 15 Tree Park Close ✓
- Paula Kavanagh 11 Treepark Ave ✓
- Mick Kavanagh 11 Treepark Ave ✓
- Jean Dunne 10 Treepark Ave ✓
- John Dunne 10 Treepark Ave ✓
- ESTHER MURPHY 4 TREPARK AVE ✓
- DAVID MURPHY 4 TREPARK AVE ✓
- Mary Kavanagh 7 Tree Park Ave ✓
- Gene Kavanagh 7 Tree Park Ave ✓
- Jan Kavanagh 1 Treepark AVE ✓
- Donalda Harratty 1 Treepark Ave ✓

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE TA. 2086
1. LOCATION	Kilnamanagh Est., Tallaght,	
2. PROPOSAL	Comm. Centre,	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	13th Nov. 1980
	(a) Requested	Date Further Particulars (b) Received
	1. 12th Jan., 1981	1.
	2.	2.
4. SUBMITTED BY	Name Kilnamanagh Res. Assoc., Address 21 Tamarisk Dr., Kilnamanagh, Tallaght,	
5. APPLICANT	Name Address AS ABOVE	
6. DECISION	O.C.M. No. PA/866/81	Notified 8th May, 1981
	Date 8th May, 1981	Effect To grant o. permission,
7. GRANT	O.C.M. No.	Notified
	Date	Effect
8. APPEAL	Notified 9th June, 1981	Decision 0. Permission refused
	Type 3rd Party,	Effect by An Bord Pleanala, 19th March, 1982
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		
Prepared by		Copy issued by Registrar.
Checked by		Date

TA 2086

P.C. 13449.

42
12th January, 1981.

Kilnamanagh Residents Association,
21 Tamarisk Drive,
Kilnamanagh,
Tallaght,
Co. Dublin.

RE: Proposed community centre at Kilnamanagh Estate, Tallaght, for
Kilnamanagh Residents Association.

A Chara,

With reference to your planning application received here on 13th November, 1980, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. Block plan to a scale of 1:500, to be submitted showing the site and all buildings immediately adjoining the site.
2. Details of proposed means of vehicular and pedestrian access to the site, together with details of proposed car parking arrangements.
3. An indication of the size of the proposed building/buildings together with proposed uses of building/buildings.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Mise le meas,



for Principal Officer.

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 Outline Permission
Local Government (Planning and Development) Acts, 1963 & 1976

To: **Kilnamanagh Residents Associates,**
21 Tamarish Drive,
Kilnamanagh, Tallaght, Co. Dublin.

Decision Order Number and Date **PA/866/81 8th May, 1981**
Register Reference No. **TA2086**
Planning Control No. **13449**
Application Received on **13.11.80**

Applicant: **Kilnamanagh Residents Association**

In pursuance of its functions under the above-mentioned Act 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 Outline Permission for **Community Centre at Kilnamanagh Estate, Tallaght.**

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. 2. That the proposed structure be a single storey type. 3. That vehicular access to the site is not permitted from the phase 9 portion of the Kilnamanagh residential estate. Access for emergency services only is to be provided from the adjoining estate road. 4. That a comprehensive boundary and landscaping scheme be provided after consultation with the County Council. 5. That the proposed scale of activities to be such that no noise nuisance or disturbance may occur in relation to adjoining residential properties. 6. That the necessary requirements of the Chief Fire Officer be ascertained and adhered to in the development. 7. That the water supply and drainage arrangements be in accordance with the requirements of the County Council. 	<ol style="list-style-type: none"> 1. In the interest of the proper planning and development of the area. 2. In the interest of the proper planning and development of the area. 3. In the interest of residential safety. 4. In the interest of amenity. 5. In the interest of residential amenity. 6. In the interest of public safety and avoidance of fire hazard. 7. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council:

[Signature]
For Principal Officer

Date: **8th May, 1981.**

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

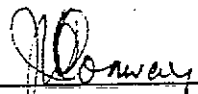
Planning Register Reference Number: T.A. 2086

APPEAL by Residents of Phase 9, Kilnamanagh Estate care of Brendan A. Canning, Architect, 34, Upper Drumcondra Road, Dublin against the decision made on the 8th day of May, 1981, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission to Kilnamanagh Residents Association, care of 21, Tamarisk Drive, Kilnamanagh, Tallaght, for the erection of a community centre on a site at Kilnamanagh Estate, Tallaght, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, outline permission is hereby refused for the erection of the said community centre for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development would seriously diminish the residential amenities of properties in the vicinity by reason of its location on a site inadequate in size and in close proximity to those properties and the traffic both vehicular and pedestrian which it would be likely to generate.



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

Dated this 19th day of March 1982.

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13449/11946	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER	REGISTER REFERENCE G.35
1. LOCATION	Kilnamanagh Neighbourhood Centre, Greenhills Road, T Tallaght, Co. Dublin.	
2. PROPOSAL	Shopping centre and pub.	
3. TYPE & DATE OF APPLICATION	TYPE P.	Date Received 11/1/74
		Date Further Particulars (a) Requested 1. 8/3/74 2.
		(b) Received 1. 16/5/74 2.
4. SUBMITTED BY	Name John P. Keenan, Esq., Address 10, South Frederick Street, Dublin, 2.	
5. APPLICANT	Name Messrs. Brennan and McGowan, Address Greenhills Road, Walkinstown, Dublin, 12.	
6. DECISION	O.C.M. No. P/2245/74 Date 15/7/74	Notified 15/7/74 Effect To Grant Permission
7. GRANT	O.C.M. No. P/2805/75 Date 4/9/74	Notified 4/9/74 Effect Permission Granted
8. APPEAL	Notified Type	Decision Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		
16.		
Prepared by	Copy issued byRegistrar.	

DUBLIN COUNTY COUNCIL

*P/2805/74
4/9/74*

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

42951 (Ext. 131)

Notification of Grant of Permission/~~Approval~~
Local Government (Planning and Development) Act, 1963

To :	Decision Order Number and Date..... <u>P/2245/74, 15/7/74</u>
..... <u>John P. Keenan, Esq.</u>	Register Reference No..... <u>G.33</u>
..... <u>19 South Frederick Street,</u>	Planning Control No..... <u>13449/11946</u>
..... <u>Dublin 2.</u>	Application Received on..... <u>11th January, 1974</u>
Applicant : <u>Brannan and McGowan.</u>	Addit. Information: <u>16/5/74</u>

A PERMISSION/~~APPROVAL~~ has been granted for the development described below subject to the undermentioned conditions.

**Proposed shopping centre and licensed premises at Kilnamanagh
Neighbourhood Centre, Greenhills Road, Tallaght. Floor area: shopping
Centre and Stores: 29,240-sq.ft. Public house: 6,630-sq.ft.**

Conditions	Reasons for Conditions
<p>1. That the development be carried out and completed in strict conformity with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.</p> <p>2. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. The premises are not to be occupied until the Chief Fire Officer's requirements are met.</p> <p>3. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>5. Development shall not be commenced until the method of electrical installation, including the necessary sub-stations and underground facilities have been agreed with the Electricity Supply Board, and evidence of this Agreement submitted to the Planning Authority. It should be noted that planning permission will be required for sub-stations if not included in the original submission.</p>	<p>1. To ensure that the development shall be in accordance with the permission and effective control maintained.</p> <p>2. In the interest of public safety and the avoidance of fire hazard.</p> <p>3. In order to comply with Sanitary Services Acts, 1878-1964.</p> <p>4. To protect the amenities of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p>

Continued/.....

Continued/....

6. That details of any fascia lighting arrangements, which must be of low intensity and acceptable colour, to be agreed with the Planning Authority.

7. That adequate provision be made by the developers for satisfactory waste storage and disposal, including provision of waste and litter containers, together with the satisfactory screening of such areas.

8. That the proposed structures be used for shops, supermarket, department store, health centre, licensed premises and ancillary storage areas in accordance with the applications submitted to the Planning Authority on 10th January, 1974 and 15th May, 1974, and any change of use to be approved by the Planning Authority or the Minister for Local Government on appeal.

9. That the necessary off-street car-parking facilities and any necessary servicing and loading/unloading arrangements be in accordance with the requirements of the Development Plan. Any necessary additional car-parking spaces must be provided.

10. That the proposed landscaping scheme and boundary treatment be completed conjointly with the completion of the building works.

11. That provision be made at the North side of the site for a community building. The specific location and details of the proposed structure are to be agreed with the Planning Authority.

12. That Building Bye-laws approval shall be obtained, and any conditions of such approval shall be observed in the development.

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

7. In the interest of amenity and public health.

8. In the interests of the proper planning and development of the area.

9. In the interests of the proper planning and development of the area.

10. In the interest of amenity.

11. In the interests of the proper planning and development of the area.

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

M. Harrington
for Senior Administrative Officer.

RE: SITE AT KILNAMANAGH FOR CREDIT UNION BUILDING.
REG. REF. 91A/1913.

The area in which the site is located is zoned in the 1983 County Development Plan with the objective "To protect, provide for and improve town/district centre facilities" (C).

In the 1972 Plan the relevant zoning objective was "to provide for the development of a residential community" (E).

In the 1991 Draft Plan the zoning objective is "to protect, provide for and/or improve town/district centre facilities" (C).

The proposed use is permitted within the current and proposed zoning.

The decision to grant permission for the proposal was based on its use as an asset to the community; the likelihood that trips to the credit union would be combined with trips to the shopping centre, to the church or to the school thus reducing the generation of additional trips; the existence of car parking facilities for these uses; the fact that no other site appeared to be available for the purpose.

The existing pleasant ambience of the area fronting onto Treepark Road was noted, and Condition Nos. 5 and 8 were intended to protect the amenity of the site, relating as they do to landscaping and lighting.

Condition No. 6 indicates that access shall be agreed with the Planning Authority prior to commencement of development, and Condition No. 9 requires that all construction traffic shall be from Treepark Road, and there shall be no other vehicular access from Treepark Close.

The plans submitted show clearly that the site does not adjoin the cul-de-sac heads to the north. They also show a 1.5 metre high fence around the site.

The Planning Authority would not accept access to the site, other than those shown.

Details of legal control of access must be worked out between relevant parties prior to construction, and this is a condition of the disposal of the lands to the Credit Union and the County Council. (See Council Minute C/995/91.)

Dublin county Council owns the site of the proposal, i.e., 875 sq. metres (.21 acre), (hectares) but does not have control of the larger site, which is apparently owned by 'Tallaght Shopping Centres'. We have recommended that the matter of the wider site be pursued under the Derelict Sites Act, to see whether this land can be improved.

The ~~County Council~~ ^{Council Auth} is always anxious to promote development in Tallaght, which will benefit the local population. It is for this reason that permission was recommended.

Conditions: quality of fences

Hours of opening

additional Red Access at end of site

TREEPARK DRIVE - WALL
TREEPARK CLOSE - 6 M. FENCE/WALL, but access available over site.

TREEPARK AVENUE : OPEN, with obvious desire line over site.
This would be cut off by development.
Should this be re-negotiated by Credit Union/Dunnes Stores.

Should the Board grant permission, perhaps additional conditions regarding the quality of fencing should be imposed, e.g., high quality fencing - and explicitly NOT industrial type fencing.

(2) Hours of opening should be limited?

Distance between houses and building - Min 22M., Others 27 M & 30M.

Access not desirable from cul-de-sac's, but with regard to Treepark Avenue, we have recommended that the land around the site of the Credit Union, owned by Tallaght Shopping Centres, be pursued under the Derelict Sites Act, so attempt to improve the site there at present.

App. submitted 3.12.91.

Rep. written around 20th 1.92.

Objections submitted 21.1.92

Not mentioned, but taken into consideration.

Earlier files had to be ordered from storage - while not mentioned, were considered.

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE TA. 2036			
1. LOCATION	Kilnamanagh Est., Tallaght,				
2. PROPOSAL	Comm. Centre,				
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars		
	P	13th Nov. 1980	(a) Requested 12th Jan., 1981	(b) Received	1. 2.
4. SUBMITTED BY	Name Kilnamanagh Res. Assoc., Address 21 Tamarisk Dr., Kilnamanagh, Tallaght,				
5. APPLICANT	Name Address AS ABOVE				
6. DECISION	O.C.M. No. PA/866/81		Notified 8th May, 1981		
	Date 8th May, 1981		Effect To grant o. permission,		
7. GRANT	O.C.M. No.		Notified		
	Date		Effect		
8. APPEAL	Notified 9th June, 1981		Decision 0. Permission refused		
	Type 3rd Party,		Effect by An Bord Pleanála, 19th March, 1982		
9. APPLICATION SECTION 26 (3)	Date of application		Decision		
			Effect		
10. COMPENSATION	Ref. in Compensation Register				
11. ENFORCEMENT	Ref. in Enforcement Register				
12. PURCHASE NOTICE					
13. REVOCATION or AMENDMENT					
14.					
15.					

Prepared by	Copy issued by Registrar.
Checked by	Date

TA 2086

P.C. 13449.

42
12th January, 1981.

Kilnamanagh Residents Association,
21 Tamarisk Drive,
Kilnamanagh,
Tallaght,
Co. Dublin.

RE: Proposed community centre at Kilnamanagh Estate, Tallaght, for
Kilnamanagh Residents Association.

A Chara,

With reference to your planning application received here on 13th November, 1980, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963 and 1976, the following additional information must be submitted in quadruplicate:-

1. Block plan to a scale of 1:500, to be submitted showing the site and all buildings immediately adjoining the site.
2. Details of proposed means of vehicular and pedestrian access to the site, together with details of proposed car parking arrangements.
3. An indication of the size of the proposed building/buildings together with proposed uses of building/buildings.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Miss le mas,



for Principal Officer.

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 Outline Permission
Local Government (Planning and Development) Acts, 1963 & 1976

To:

Decision Order Number and Date **PA/866/81 8th May, 1981**

Kilnamanagh Residents Associates,

Register Reference No. **TA2086**

21 Tamarish Drive,

Planning Control No. **13449**

Kilnamanagh, Tallaght, Co. Dublin.

Application Received on **13.11.80**

Applicant: **Kilnamanagh Residents Association**

In pursuance of its functions under the above-mentioned Act 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 Outline Permission for **Community Centre at Kilnamanagh Estate, Tallaght.**

SUBJECT TO THE FOLLOWING CONDITIONS:

CONDITIONS	REASONS FOR CONDITIONS
<ol style="list-style-type: none"> 1. That details relating to layout, siting, height, design and external appearance of the proposed building and means of access thereto shall be submitted to and approved by the Planning Authority before any works are begun. 2. That the proposed structure be a single storey type. 3. That vehicular access to the site is not permitted from the phase 9 portion of the Kilnamanagh residential estate. Access for emergency services only is to be provided from the adjoining estate road. 4. That a comprehensive boundary and landscaping scheme be provided after consultation with the County Council. 5. That the proposed scale of activities to be such that no noise nuisance or disturbance may occur in relation to adjoining residential properties. 6. That the necessary requirements of the Chief Fire Officer be ascertained and adhered to in the development. 7. That the water supply and drainage arrangements be in accordance with the requirements of the County Council. 	<ol style="list-style-type: none"> 1. In the interest of the proper planning and development of the area. 2. In the interest of the proper planning and development of the area. 3. In the interest of roads safety. 4. In the interest of amenity. 5. In the interest of residential amenity. 6. In the interest of public safety and avoidance of fire hazard. 7. In order to comply with the Sanitary Services Acts, 1878 - 1964.

Signed on behalf of the Dublin County Council:

[Signature]
For Principal Officer

Date: **8th May, 1981.**

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

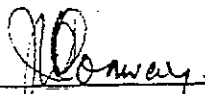
Planning Register Reference Number: T.A. 2086

APPEAL by Residents of Phase 9, Kilnarnagh Estate care of Brendan A. Canning, Architect, 34, Upper Drumcondra Road, Dublin against the decision made on the 8th day of May, 1981, by the Council of the County of Dublin deciding to grant subject to conditions an outline permission to ~~Kilnarnagh Residents Association, care of 21, Tamarisk Drive, Kilnarnagh, Tallaght, for the erection of a community centre on a site at Kilnarnagh Estate, Tallaght, County Dublin:~~

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, ~~outline permission is hereby refused~~ for the erection of the said community centre for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development would seriously diminish the residential amenities of properties in the vicinity by reason of its location on a site inadequate in size and in close proximity to those properties and the traffic both vehicular and pedestrian which it would be likely to generate.



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

Dated this 19th day of March 1982.

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 **Guy Moloney & Associates, Architects** Decision Order P/385/92, 30/1/92
 Number and Date **91A/1913**
Northumberland Hall, Register Reference No.
Northumberland Avenue, Planning Control No. **3/12/91**
Dun Laoghaire. Application Received on
 Applicant **Kilnamanagh Credit Union Ltd.** Floor Area. **276sq. m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:
Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, the site adjoins the car park at Dunnes Stores.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That all external finishes harmonise in colour and texture with the existing premises.	3. In the interest of visual amenity.
4. That a financial contribution in the sum of £2,277 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.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Signed on behalf of the Dublin County Council, **30/1/92**

For Principal Officer

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. Details of proposed landscaping of the site, including the access should be agreed in writing with the Planning Authority prior to commencement of development. This should include surface materials, piers, boundary walls and planting. In this regard, semi-mature trees are recommended rather than shrubbery.

6. Details of access to be agreed with the Planning Authority, prior to commencement of development.

7. A total of 10 car parking spaces shall be provided to serve the proposed development. Details to be agreed with the Planning Authority.

8. The site and entire access road shall be adequately lit.

9. That all construction traffic to be by way of the proposed new access road from Treepark Road and there should be no construction or other vehicle access from Treepark Close.

5. In the interest of visual amenity.

6. In order to comply with the requirements of the Roads Department.

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

8. In the interest of security, and safety.

9. In the interest of safety.

NOTE:

If there is no appeal to An Bord Pleanála 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 Pleanála. 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 Pleanála, 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 Pleanála 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 Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála 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 Pleanála when making submissions or observations to An Bord Pleanála 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.

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 13449/11946	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER	REGISTER REFERENCE G.35															
1. LOCATION	Kilnamanagh Neighbourhood Centre, Greenhills Road, T Tallaght, Co. Dublin.																
2. PROPOSAL	Shopping centre and pub.																
3. TYPE & DATE OF APPLICATION	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">TYPE</th> <th style="width: 35%;">Date Received</th> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <td></td> <td></td> <th style="width: 20%;">(a) Requested</th> <th style="width: 30%;">(b) Received</th> </tr> <tr> <td>P.</td> <td>11/1/74</td> <td>1. 8/3/74</td> <td>1. 16/5/74</td> </tr> <tr> <td></td> <td></td> <td>2.</td> <td>2.</td> </tr> </table>	TYPE	Date Received	Date Further Particulars				(a) Requested	(b) Received	P.	11/1/74	1. 8/3/74	1. 16/5/74			2.	2.
TYPE	Date Received	Date Further Particulars															
		(a) Requested	(b) Received														
P.	11/1/74	1. 8/3/74	1. 16/5/74														
		2.	2.														
4. SUBMITTED BY	Name John P. Keenan, Esq., Address 10, South Frederick Street, Dublin, 2.																
5. APPLICANT	Name Messrs. Brennan and McGowan, Address Greenhills Road, Walkinstown, Dublin, 12.																
6. DECISION	O.C.M. No. P/2245/74 Date 15/7/74	Notified 15/7/74 Effect To Grant Permission															
7. GRANT	O.C.M. No. P/2805/75 Date 4/9/74	Notified 4/9/74 Effect Permission Granted															
8. APPEAL	Notified Type	Decision Effect															
9. APPLICATION SECTION 26 (3)	Date of application	Decision Effect															
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12. PURCHASE NOTICE																	
13. REVOCATION or AMENDMENT																	
14.																	
15.																	
16.																	

Prepared by

Copy issued by Registrar.

DUBLIN COUNTY COUNCIL

P/2245/74
4/10/74

PLANNING DEPARTMENT,
46-49 DAME STREET,
DUBLIN 2

42951 (Ext. 131)

Notification of Grant of Permission/Approval
Local Government (Planning and Development) Act, 1963

To : Decision Order
Number and Date..... P/2245/74, 15/7/74

Register Reference No..... 5.33

Planning Control No..... 13449/11946

Application Received on..... 11th January, 1974

Addit. Information: 16/5/74

..... John P. Keenan, Esq.,
..... 10 South Frederick Street,
..... Dublin 2.
Applicant : Brannan and McGowan.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

**Proposed shopping centre and licensed premises at Kilnamanagh
Neighbourhood Centre, Greenhills Road, Tallaght. Floor area: shopping
Centre and Stores: 28,243-sq.ft. Public house: 6,000-sq.ft.**

Conditions	Reasons for Conditions
<p>1. That the development be carried out and completed in strict conformity with the plans and specification lodged with the application, save as is in the conditions hereunder otherwise required.</p> <p>2. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. The premises are not to be occupied until the Chief Fire Officer's requirements are met.</p> <p>3. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>4. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>5. Development shall not be commenced until the method of electrical installation, including the necessary sub-stations and overground facilities have been agreed with the Electricity Supply Board, and evidence of this Agreement submitted to the Planning Authority. It should be noted that planning permission will be required for sub-stations if not included in the original submission.</p>	<p>1. To ensure that the development shall be in accordance with the permission and effective control maintained.</p> <p>2. In the interest of public safety and the avoidance of fire hazard.</p> <p>3. In order to comply with Sanitary Services Acts, 1878-1964.</p> <p>4. To protect the amenities of the area.</p> <p>5. In the interest of the proper planning and development of the area.</p>

Continued/.....

Continued/....

6. That details of any fascia lighting arrangements, which must be of low intensity and acceptable colour, to be agreed with the Planning Authority.

7. That adequate provision be made by the developers for satisfactory waste storage and disposal, including provision of waste and litter containers, together with the satisfactory screening of such areas.

8. That the proposed structures be used for shops, supermarket, department store, health centre, licensed premises and ancillary storage areas in accordance with the applications submitted to the Planning Authority on 10th January, 1974 and 15th May, 1974, and any change of use to be approved by the Planning Authority or the Minister for Local Government on appeal.

9. That the necessary off-street car-parking facilities and any necessary servicing and loading/unloading arrangements be in accordance with the requirements of the Development Plan. Any necessary additional car-parking spaces must be provided.

10. That the proposed landscaping scheme and boundary treatment be completed conjointly with the completion of the building works.

11. That provision be made at the North side of the site for a community building. The specific location and details of the proposed structure are to be agreed with the Planning Authority.

12. That Building Bye-laws approval shall be obtained, and any conditions of such approval shall be observed in the development.

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

7. In the interest of amenity and public health.

8. In the interests of the proper planning and development of the area.

9. In the interests of the proper planning and development of the area.

10. In the interest of amenity.

11. In the interests of the proper planning and development of the area.

12. In order to comply with Sanitary Services Acts, 1978-1964.

M. Harrington
for Senior Administrative Officer.

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

P/385/92, 30/1/92

To **Guy Moloney & Associates, Architects** Decision Order
Number and Date **91A/1913**

Northumberland Hall, Register Reference No.
Northumberland Avenue, Planning Control No. **3/12/91**
Dun Laoghaire. Application Received on

Applicant **Kilnamanagh Credit Union Ltd.** Floor Area. **276sq. m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-
Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, the site adjoins the car park at Dunnes Stores.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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

4. That a financial contribution in the sum of £2,277 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.

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

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

3. In the interest of visual amenity.

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

Signed on behalf of the Dublin County Council,

[Signature]
Principal Officer

30/1/92

Date

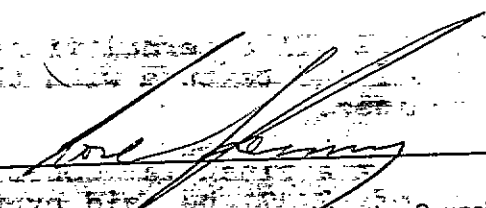
IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. Details of proposed landscaping of the site, including the access should be agreed in writing with the Planning Authority prior to commencement of development. This should include surface materials, piers, boundary walls and planting. In this regard, semi-mature trees are recommended rather than shrubbery.
6. Details of access to be agreed with the Planning Authority, prior to commencement of development.
7. A total of 10 car parking spaces shall be provided to serve the proposed development. Details to be agreed with the Planning Authority.
8. The site and entire access road shall be adequately lit.
9. That all construction traffic to be by way of the proposed new access road from Treepark Road and there should be no construction or other vehicle access from Treepark Close.

5. In the interest of visual amenity.
6. In order to comply with the requirements of the Roads Department.
7. In the interest of the proper planning and development of the area.
8. In the interest of security and safety.
9. In the interest of safety.



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

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

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

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

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

DUBLIN COUNTY COUNCIL

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 **Guy Moloney & Associates, Architects**, Decision Order Number and Date **P/385/92, 30/1/92**
Northumberland Hall, Register Reference No. **91A/1913**
Northumberland Avenue, Planning Control No. **3/12/91**
Dun Laoghaire. Application Received on **276sq. m.**
 Applicant **Kilnamanagh Credit Union Ltd.** Floor Area.

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 new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, the site adjoins the car park at Dunnes Stores.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That all external finishes harmonise in colour and texture with the existing premises.	3. In the interest of visual amenity.
4. That a financial contribution in the sum of £2,277 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.	4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

Signed on behalf of the Dublin County Council

[Signature]
 For Principal Officer

30/1/92

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. Details of proposed landscaping of the site, including the access should be agreed in writing with the Planning Authority prior to commencement of development. This should include surface materials, piers, boundary walls and planting. In this regard, semi-mature trees are recommended rather than shrubbery.

6. Details of access to be agreed with the Planning Authority, prior to commencement of development.

7. A total of 10 car parking spaces shall be provided to serve the proposed development. Details to be agreed with the Planning Authority.

8. The site and entire access road shall be adequately lit.

9. That all construction traffic to be by way of the proposed new access road from Treepark Road and there should be no construction or other vehicle access from Treepark Close.

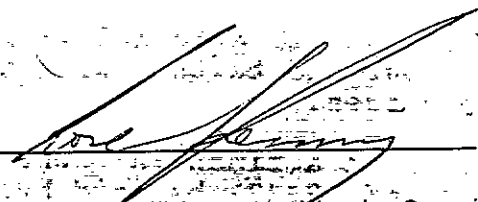
5. In the interest of visual amenity.

6. In order to comply with the requirements of the Roads Department.

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

8. In the interest of security and safety.

9. In the interest of safety.



NOTE:

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

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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.

The area in which the site is located is zoned in the 1983 Co-Dev. Plan ~~for~~ with the objective "to protect, provide for and improve Town/District Centre facilities" (C.)

In the 1972 Plan the relevant zoning objective was to provide for the development of a residential community" (E)

In the 1991 Draft Plan the zoning objective is "to protect, provide for and/or improve town/district centre facilities" (C.)

The proposed use is ~~acceptable~~ ^{permitted} within the ~~zoning~~ ^{zoning} ~~amendment~~ ^{and proposed zoning}.

The decision to grant permission for the proposal was based on its use as an asset to the ~~broader~~ community; the likelihood that trips to the C.U. would ~~likely~~ be combined with trips to the shopping centre, to the Church or to the school.

Condition 6 indicates that access shall be agreed with the Plng. Auth prior to commencement of development, and Condition 9 requires that all construction traffic shall be from Treepark Road, and there shall be no other vehicular access from Treepark Close.

The plans submitted show clearly that the site does not adjoin the cul-de-sac heads to the north. They also show a 1.5 metre high fence around the site.

The Plng. Auth. would not accept access ~~at the site~~ to the site, other than those shown.

Re: Site at Kilmamagh for
Credit Union Bldg. 91A1913.

The area in which the site is located is zoned in the 1983 Co-Dev. Plan ~~for~~ with the objective "to protect, provide for and improve Town/District Centre facilities" (C.)

In the 1972 Plan the relevant zoning objective was to provide for the development of a residential community" (E)

In the 1991 Draft Plan the zoning objective is "to protect, provide for and/or improve town/district centre facilities" (C.)

The proposed use is ~~acceptable~~ ^{permitted} within the zoning ~~category~~ ^{and proposed zoning}.

The decision to grant permission for the proposal was based on its use as an asset to the ~~community~~ ^{community}; the likelihood that trips to the C.U. would ~~likely~~ be combined with trips to the shopping centre,

2 -
this reducing the generation of additional
trips; the existence of ~~an existing~~
car parking facilities for these uses;
the fact that no other site appeared
to be available for the purpose.

The ~~existing~~ pleasant-ambience of
the area fronting onto Tree Park road
was noted, and Conditions 5 and
8 were intended to protect the amenity
of the site, relating as they do to
landscaping and lighting.

Access details to be agreed.

not acceptable from cul-de-sacs

fencing around

site does not adjoin road
c de sac heads

Red Acc - D. Stores

Velu access from Tree Park Road.

Edg - house - distance. 22", 27" - 30".

① Access off cul-de-sac's:

② Ownership of plot:

③ Floor Area: 276 m^2 $4/100 \text{ m}^2 = 10$.

④ Richard - obj.'s not seen.

⑤ Zoning: 1991 Draft 'C'
1983

⑥ 'G' 33 - Perm. granted for shops
C.11 regd. site to be left for comm.
kiosk at north of site. Details
to be agreed.

H347. similar to above?

M1706 File relating to Church + Presb.,
although query re access was asked,
no info was given. + perm. was
granted for the Church without cond.
relating to access for Comm. Centre,
mention made of vehicular access from
cul-de-sac + ped. access via car
pk.

1A2086 - DCC granted O.P. for Comm. Centre.
ABP refused perm.

Condition 6 indicates that access shall be agreed with the Plng. Auth prior to commencement of development, and Condition 9 requires that all construction traffic shall be from Treepark Road, and there shall be no other vehicular access from Treepark Close.

The plans submitted show clearly that the site does not adjoin the cul-de-sac heads to the north. They also show a 1.5 metre high fence around the site.

The Plng. Auth. would not accept access ~~at the site~~ to the site, other than those shown.

APPEALS DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A #3 19/3

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	-
	APPEALS DECISION AP	✓
	CHANGE STATUS b2	✓
	APPEALS DATE 23/7/92	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	
6	DECISION CIRCULATED TO LISTED PERSONS	
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

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

NEW APPEALS

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A/1913

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6	Appeal Notified: 26/2/92	✓
	ENTER IN PLANAPS A Appeal Type/Appellant Type: 3	✓
	Bord Pleanal Ref: 88127	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED Three PK. Res. Assoc. Are The Appellants	✓
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES /NO	No
10	No OBS. At this stage	
11		

PLANNING APPLICATION FEES

Reg. Ref... 9.1.A.1 1913 Cert. No... 21324
 PROPOSAL... Credit Union premises
 LOCATION... Site adjoining Dunnes Stores Car Park Kilnamanagh
 APPLICANT... Kilnamanagh Credit Union

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m ² in excess of 300m ² . Min £40				
4	Metres <u>282.0m</u>	@£1.75 per m ² or £40	<u>£493.50</u>	<u>£483</u>	<u>£10.50 not say</u>	
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £250				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m ² or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

N.B
 ACTUAL OVERPAYMENT
 as Credit unions are
 considered to be exempt
 from payment of fees
 under Article 6 of the
 L.P.D. (Ops) 1984
 R.J.
 9/12/91

Column 1 Certified: Signed: [Signature] Grade... Date... 6/12/91
 Column 1 Endorsed: Signed: [Signature] Grade... Date...
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade... Date... 5/1/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade... Date...

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A 1913

BELGARD
H + P

==

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P</p> <p>==</p>	<p>CCS Lippin Reused Conditions 6, 7 + 9 of the Permission concern of Residents over access Disappointed that Freeport Avenue Not mentioned in Condition A09.</p> <p>Wants all access problems sorted out before dev.</p> <p>CC Farrell/Wilsh also noted</p>		



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

Register Reference : 91A/1913

Date : 31st January 1992

Dear Sir/Madam,

Development : New 2-storey premises for credit union business

LOCATION : Treepark Road, Kilnamanagh, Dublin 24 - site adjoining
carpark at Dunnes Stores

Applicant : Kilnamanagh Credit Union Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 30.01.92 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 Pleanála 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 Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála 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 Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála 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 Pleanála 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.

Tree Park Residents Committee,
c/o B.A. Canning,
34 Upper Drumcondra Road.



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

Register Reference : 91A/1913

Date : 31st January 1992

Yours faithfully,


.....

for PRINCIPAL OFFICER

Brendan A Canning ARIBA

Brendan A. Canning ARIBA

Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 377313

The Planning Officer,
Dublin Co. Council,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Twentythird,
December,
1991.

1339

our ref.

828/BAC/MAC.

your ref.

date

Re: Proposed 2 Storey Premises at
Tree Park Road/Adjoining Dunnes
Stores Car Park, Kilnamanagh,
for Kilnamanagh Credit Union, CCUNION
Plan No. 91A/1991
Kilnamanagh Credit Union, CCUNION
APPLICATION RECEIVED
21 JAN 1992

Dear Sir,

I refer to the above current Planning Application and on behalf of the Tree Park Residents Committee, I submit at their request an objection to the proposed development as a Credit Union Office for the reasons set out below.

1. Previous Planning Application.

This site was the subject of a previous application for a community centre which was refused by An Bord Pleanála, for the reason that "The proposed development would seriously diminish the residential amenities of properties in the vicinity by reason of its location on a site inadequate in size and in close proximity to those properties and the traffic both vehicular and pedestrian which it would be likely to generate". (19th. March, 1982).

The attention of the Planning Office is drawn to this decision and to all the submissions made in respect of that proposal.

2. Access.

There is no proper legal access to the site. Letters have been exchanged with the Diocesan Office at Archbishop's House but these do not constitute legal access. Even with legal access over the Church Property it is considered totally unsuitable to create a road over such a long distance which would in time be used for the transport of large sums of cash with all the inherent hazards.

Pedestrian Access is shown from the Dunnes Stores Car Park. Again this access does not have legal backing and while the car parking on Dunnes Stores Car Park may be available, there is no legal backing for its use in association with the Proposed Credit Union Premises.

Over/

There is likely to be insurance problems arising from such an arrangement. Dunnes Stores management may find difficulty with this aspect as also the Credit Union.

3. Car Parking.

Car Parking within the proposed site is minimal. This proposal envisages the use of Dunnes Stores Car Park for the large numbers of people expected to utilise the services of the Credit Union Premises. It is noted that the Common Bond of the Kilnamagh Credit Union extends its area to include all of Kilnamanagh, Tymon, Belgard and Kingswood. This is a vast area to draw from and the greater number of Credit Union Members travelling such distances will travel by car. None of the car parking arrangements envisaged could cater for this with the Premises as proposed so isolated. The obvious danger is that the residential cul-de-sacs of Treepark, would be used both for access and car parking but this could not be tolerated as it would seriously diminish the amenities of these residents and their properties.

4. Recreational Amenity.

The proposed site is in the ownership of the Dublin County Council. It should not arise at all that this site should pass into the ownership of the Credit Union as the same Dublin County Council is entrusted with the decision on this current application. The location of this site and the adjoining vacant land was always intended for recreational amenity for the local residents. It is suited only to this purpose and it should be prepared and landscaped as public open space to provide this amenity and not to impose a commercial use with all its inherent problems for the local immediate residents. Even bearing in mind the important part played by the Credit Union for the population as a whole. It does however generate the activity of traffic noise and parking as is normally associated with Commercial use and the expansion of the Union business in many areas of finance puts the business into the mainstream banking facility. A bank on this site proposed by one of the leading bank companies would not even be considered by a banking company or by the Local Authority Planning Office.

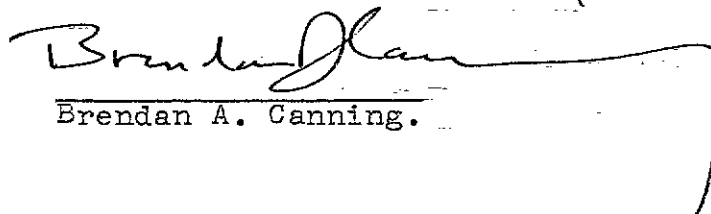
Apart from the problems of access, car traffic, car parking, noise and general nuisance there is the very serious aspect of security, handling of cash, transportation of cash, the dangers of raids, robberies and muggings in such an isolated location surely there must be a better located site available from the Co. Council than this one with all its problems. It is not fair to the immediate local residents or to any users of the area to be subjected to these type of dangers. Even a unit or two in the Shopping Centre would provide greater security to the occupants and users of the Credit Union Premises.

All of the listed problems must be considered by the Planning Department, and by the Dublin Co. Council generally but the amenity of the Treepark Residents must not be infringed in any way by allowing this proposal of the Credit Union to proceed.

A list of signatories objecting to the proposed Credit Union Offices is attached herewith.

The Tree Park Residents Committee request the Planning Department to refuse permission for this development proposal.

Yours sincerely,


Brendan A. Canning.

List of objectors to Planning Application from
Kilnamanagh Credit Union for new premises at Treepark
Rd / Dunnes Stores car park, in Kilnamanagh Dublin 24

Plan. No. 91A/1913

Vincent Baker, 4 Tree Park Close, Kilnamanagh D. 24
Paddy & Carmel Baker, 4, Tree Park Close, Kilnamanagh.
John & Mary Bienna 8 Tree Park Close Kilnamanagh
James & Yvonne Harbourne 28 Tree Park Close Kilnamanagh
Noel & Jentles 26 Tree Park Close Kilnamanagh D24
Doriel Jentles, 26 Tree Park Close, Kilnamanagh, Dublin 24
P. J. & Maureen 32 Tree Park Close Kilnamanagh Dublin 24
Gillian & Kathy Kelly 30 Tree Park Close Dublin 24
Mary Corrigan 24 Tree Park Close Dublin 24
Derek Corrigan 24 Tree Park Close Dublin 24
Nella Sesta 22 Tree Park Close Dublin 24
John Sest 22 Tree Park Close Kilnamanagh D24
Des Malone 20 Tree Park Close D24
Delores Malone 20 Tree Park Close D. 24
Gabriel Shanley 18 Tree Park Close D 24
Mr & Mrs Burke 16 Tree Park Close.
MR & MRS Noctor 12 Tree Park Close.

List of objectors to planning application from Kilnamang
Credit Union for new premises at Treepark Rd / Dunnes
Stores carpark in Kilnamanagh Dublin 24.

Plan. No. 91A/1913

Michelle Connolly 7 Treepark Close Kilnamanagh.

Joe Flanagan 1 Treepark Close Kilnamanagh.

Ann Flanagan 1 Treepark Close, Kilnamanagh

Eileen Joyce 25 TREE PARK CLOSE KILNAMANAGH

Jack Joyce " " " " " "

Neville & Gerry Noctor 23 Tree Park Close Kilnamanagh.

Kevin & Patricia Kellys 21 Treepark Close Kilnamanagh

Mary & Raymond Coughlan 19 Treepark Close Kilnamanagh

Rosalynn & Gerry Carroll 17 Treepark Close Kilnamanagh

Michael & Marie Gregg 15 Treepark Close Kilnamanagh

James & Maureen Ryan 13 Treepark Close Kilnamanagh

Michael Bowd 3 Treepark Close Kilnamanagh

Angela Bowd 3 Treepark Close Kilnamanagh

List of objectors to planning application from
 Kilnamanagh Credit Union for new premises at Treepark Rd
 Dunns Stores carpark in Kilnamanagh Dublin 24.
 Planning App. No 9.1A/1913

Mrs Imelda Hanratty	1	Treepark Avenue
Jan Hanratty	"	" "
Daniel Kelly	2	Treepark Ave
Phillips Byrne	"	" "
Mary Henderson	3	Treepark Ave
Fred Henderson	"	" "
Esther MURPHY	4	TREE PARK AVE
DANIEL MURPHY	"	" "
Mrs. L. Kavanagh	7,	Tree Park ave.
Shirley Kavanagh	"	" "
Catherine Talbot	8	TREEPARK AVE
JES TALBOT	"	" "
John DUNNE	9	TREEPARK AVE
Jan Dunne		
Mary Carey	10	Treepark Ave
G. Carey	"	" "
Paula Kavanagh	11	Treepark Ave
Mick Kavanagh	11	Treepark Ave
Marie Doherty	12	Treepark Ave
Greg Doherty	"	" "
Jan Furlong	13	Treepark Ave
Marian Gurlay	"	" "

FILE REF: 91A 1913

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 20/12/91</p> <p>=====</p>	<p>Old Tithing (while in favour of Credit Unions proposal)</p> <p>3 concerns -</p> <p>1) Wants new road constructed first so as construction traffic can use it while erecting building</p> <p>2) If there are windows in the building facing Free Park Houses - can they be "frosted"?</p> <p>3) Wants file re listed for Jan 1992</p> <p>Leung/Hannon/Cass also in favour in principle if local concerns are taken into account</p>		
	<p>Old Welsh Traffic</p>		

BYE LAW APPLICATION FEES

REF. NO.: 91A/1920 CERTIFICATE NO.: 1690+B
 PROPOSAL: House
 LOCATION: Newfarm Kiloallaghan
 APPLICANT: G. Glynn

log 11/Dec

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGET.	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Flats)	@ £55	<i>£55</i>	<i>£55</i>	—		
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose	@ £3.00 per sq ft or £10					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £100					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: S.O. 9 Date: 12/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/1913

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 3036 ft²

MEASURED BY:

J.Y.
6/12/91.

CHECKED BY:

METHOD OF ASSESSMENT:

Standard

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

3036

1000 @ 750

ENTERED IN CONTRIBUTIONS REGISTER:

157
3.

£2277

789
3

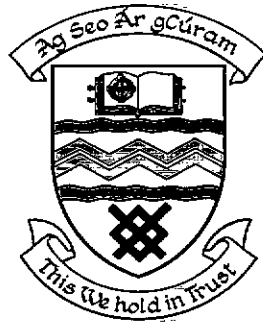
577

DEVELOPMENT CONTROL ASSISTANT GRADE

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Date : 16th May 1995

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1993

Register Reference : 91A/1913/C2
Development : New 2-storey premises for credit union business
Location : Treepark Road Kilnarnagh Dublin 24 - site adjoining
carpark at Dunnes Stores
Applicant : Kilnarnagh Credit Union Ltd.
c/o 18, Tamarisk Close,
Kilnarnagh Tallaght Dublin 24
App. Type : Compliance with Conditions

Dear Sir/Madam,

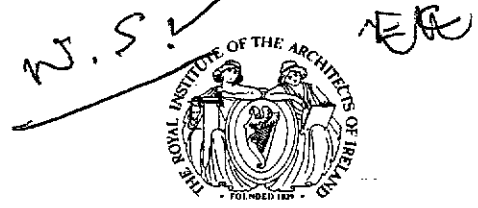
With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 28/04/95.

Yours faithfully,


.....
for SENIOR ADMINISTRATIVE OFFICER

**Guy Moloney & Associates,
Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire**

Moloney O'Beirne & Partners
Architects and Planners



Northumberland Hall Northumberland Avenue ^{Dublin} Co. Dublin Tel: 2844684 Fax: 2844691

SOUTH DUBLIN COUNTY COUNCIL
- 2 MAY 1995
RECEIVED
PLANNING DEPT.

Mr. M. Judge S.S.O.
- Base by log
in + refer to
planned.
Copy to
T. Donnelly
PC / info
for his
information.
45
3.5.95

Your ref
our ref WF/RA

Secretary,
South Dublin County Council
Town Centre,
Tallaght,
Dublin 24.

Att: Chief Planning Officer.

John Conboy

27th April, 1995.

Re: Kilnamanagh Credit Union.

Dear Sirs,

We confirm our compliance with Condition 1 of Permission re the above concerning external finishes and in particular roof tiles.

The selected tiles are blue-black concrete and harmonise with the surroundings.

We trust this is in order.

Yours sincerely,

W. Alexander
P.P. William Finnegan,
Moloney O'Beirne & Partners.

Compliance
91A/1913.

SOUTH DUBLIN COUNTY COUNCIL
28 APR 1995
C.A.O. SECRETARIAT

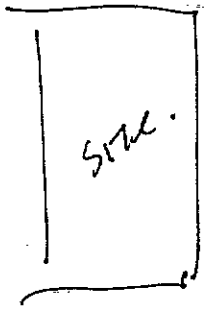
Patrick V Moloney BArch FRIAI ARIBA
James O'Beirne BArch FRIAI
William Finnegan Planning Consultant
David Clarke Dip Arch BArch Sc MRIAI
Bernard Moloney Dip Arch BArch Sc

Leo G. Devitt MBIAT
James Davenport Technical and Surveying
Ms. K. Clooney Partnership Secretary

Moloney O'Beirne & Partners incorporates
Guy Moloney Associates

DOWN TO Treepark Close.

School

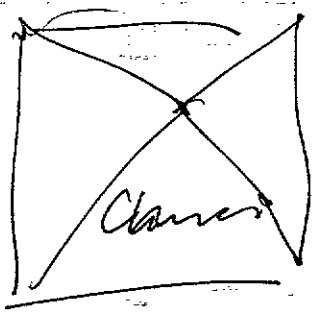


Keep grade above top.



PANOC House

Landscape.



Chip lane. →
Low wall.

Red access.

Block.
Pallwade
& Bridge to grade
of low wall

Dunes.



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

Henry

TO:

~~Ms. Rita O'Donnell
Executive Planner~~

DATE:

12th May 1993

RE:

~~Respark Road, Kicgramagh, Dublin 24
- site adjoins respark of Dunnet (1982)~~

REG. REF. NO.

91A/1993/C1

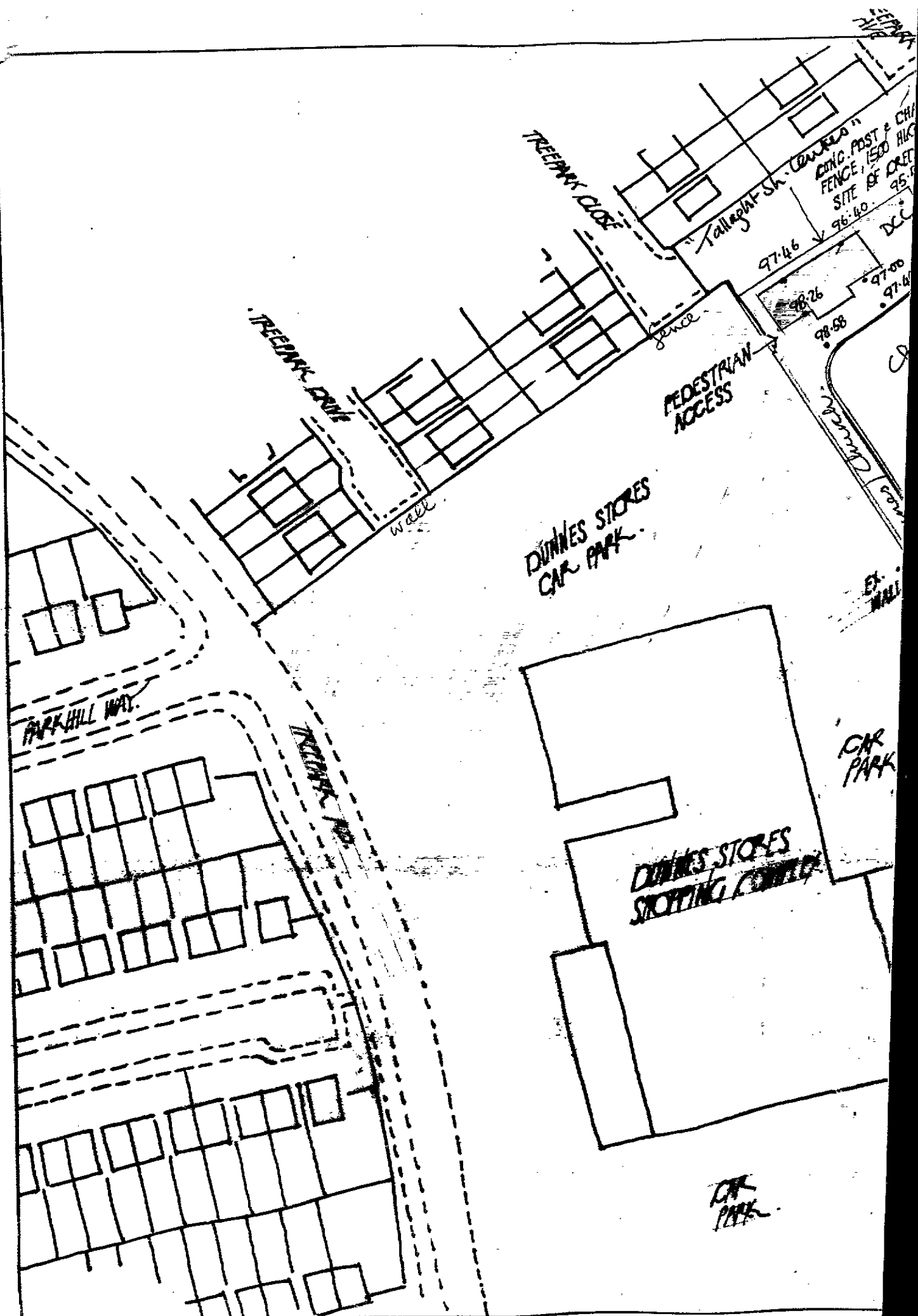
A compliance submission in respect of the above development was lodged on 10th December 1992

I am anxious that this compliance be dealt with at the earliest possible opportunity.

Your cooperation in this matter would be very much appreciated.

The relevant file is/~~is~~ attached for your information.

SENIOR STAFF OFFICER
DEVELOPMENT CONTROL.



PARK HILL WAY.

TREEMK DRIVE

TREEMK CLOSE

PEDESTRIAN ACCESS

DUNNES STORES CAR PARK.

DUNNES STORES SHOPPING CENTRE

CAR PARK

CAR PARK

TALLOUGH SH. CONCRETE
DINC. POST & CHA
FENCE, 1500 HIGH
SITE OF DIRT
96.40 95.5

97.46

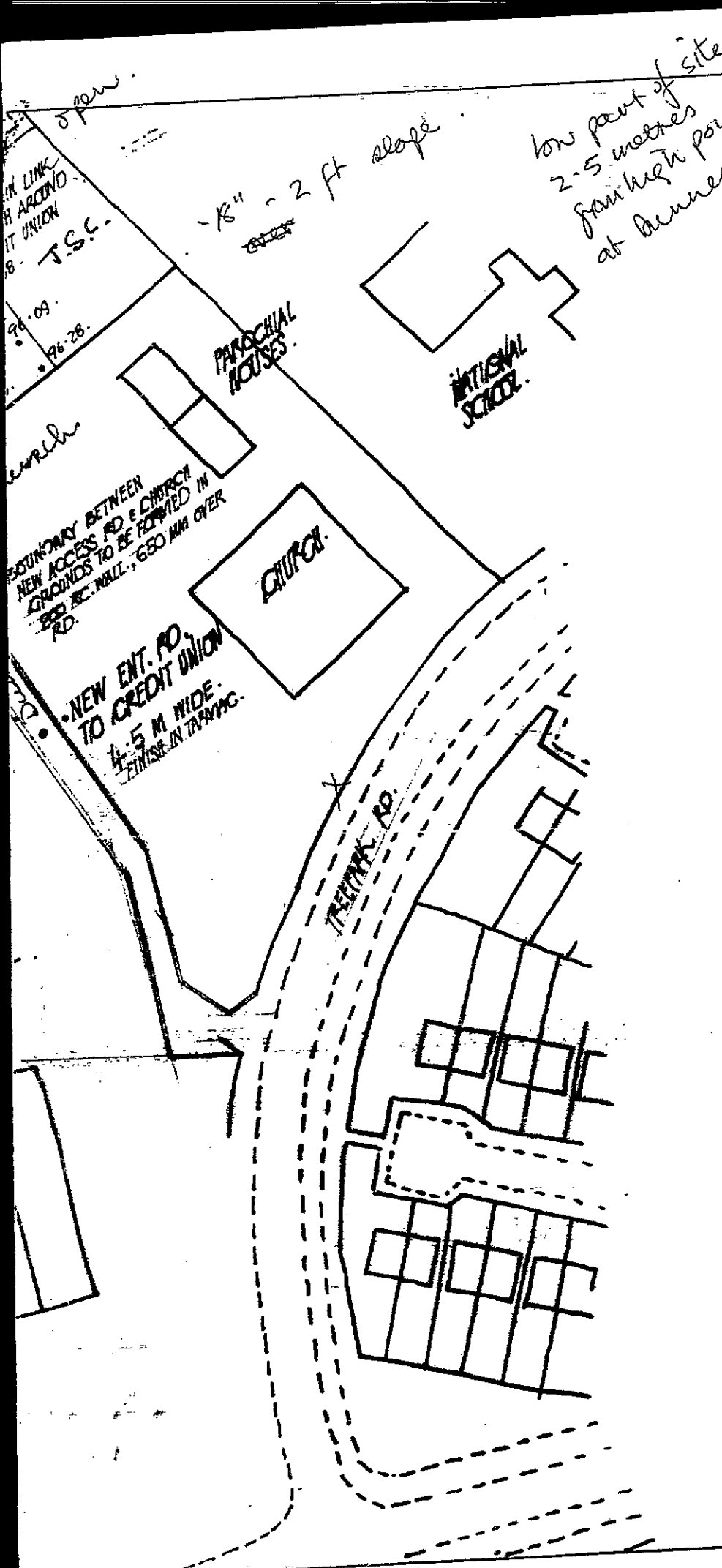
98.26

98.58

97.00

DCI

EX. WALL



description	drawing no.
job NEW OFFICES KILNAMANAGH CREDIT UNION.	revn.
	scale 1:1000
	date
	drawn
client KILNAMANAGH CREDIT UNION.	checked
	revisions
<p>Guy, Moloney & Associates. Architects</p> <p>Delivered by Mr. Wm. Fenigan 22.1.92.</p>	

MTG. HELD 15/12/1994. AT 9.15 AM. COUNCIL OFFICES

PRESENT: TOMMY DONNELLY

RE: 91A/1913

MICHAEL DILLON

BILLY FINNEGAN (ARCHITECT)

TIM DAVENPORT.

- Billy Finnegan stated that all work on site had ceased.
- Drgs. submitted to SDCC on 10/12/1994 re compliance with cons. 3 & 4 of ABP permission. No reply has been made to date to this submission.
- Entrance to site is in place from Treepark Rd. and hard core access drive is now being used.
- Discrepancy in boundary with presbytery land will involve the removal of some Leylandii trees which were planted by the presbytery in what was thought to be church grounds but it transpires is in fact part of the CV site. The architect has been in touch with the presbytery. Boundary will be moved by agreement.

Michael Dillon

DUB. / S. P/4486/92 DN-4783

COMHAIRLE CHONTAE ÁTHA CLIATH

FINANCIAL CONTRIBUTION :-	
AMOUNT € 2277	
F	

Record of Executive Business and Manager's Orders

MLC

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24 for Kilnamanagh Credit Union Ltd. the site adjoins the car park at Dunnes Stores. By order P/385/92 dated 30th January, 1992 the Council made a decision to grant permission for this proposal. On Appeal, An Bord Pleanála made the following order on 23rd July, 1992:-

PL6/5/88127

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1913

APPEAL by the Tree Park Residents Committee care of Brendan A. Canning of 34 Upper Drumcondra Road, Dublin against the decision made on the 30th day of January, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Kilnamanagh Credit Union Limited care of Moloney O'Beirne and Partners of Northumberland Hall, Northumberland Avenue, Dun Laoghaire, County Dublin for development comprising the erection of a building for credit union business with access off Treepark Road, Kilnamanagh, 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 said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The site of the proposed development is zoned with the objective to protect, provide for and/or improve town/district centre facilities. Having regard to this zoning designation, to the location of the site adjoining existing communal and commercial facilities, to the acceptable scale and intensity of the usage proposed, and to the availability of an independent means of vehicular and pedestrian access to the site, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule hereto, would be consistent with the proper planning and development of the area and with the preservation of the residential amenities thereof.

SECOND SCHEDULE

1. All external finishes of the proposed structure shall harmonise in colour and texture with existing residential accommodation to the north.

Reason: In the interest of visual amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

-2-

PL 6/5/88127

SECOND SCHEDULE (CONTD.)

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of public services which facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the said Council in the provision of public services that have facilitated the proposed development.

3. Prior to the commencement of development, details of the landscaping of the site and of boundary treatment (including walls and railings) shall be submitted to and agreed in writing with the planning authority.

Reason: In the interests of orderly development and visual amenity.

4. Details of both vehicular and pedestrian access to the site shall be as agreed with the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

5. A total of 10 off-street car parking spaces shall be provided on-site to serve the proposed development.

Reason: To ensure adequate off street parking in the interest of traffic safety.

6. The site and the access road shall be provided with adequate lighting in accordance with the requirements of the planning authority.

Reason: In the interests of security and safety.

7. All construction traffic to the site shall be by way of the proposed new access road from Treepark Road. There shall be no construction or other vehicular access to the site from Treepark Avenue or Treepark Close.

Reason: In the interests of traffic safety and residential amenity.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL6/5/88127


AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1913

With regard to Condition No. 2 the financial contribution towards the provision of water supplies and sewerage facilities is assessed at £2,277.00.

Order Noted: <u>L.D.</u>	
Dated: <u>21st</u> SEP 1992	ASSISTANT COUNTY MANAGER
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated <u>7th</u> day of <u>Sep.</u> 19 <u>92</u>	

COMHAIRLE CHONTAE ATHA CLIATH

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

27 April 1992

Mr. John Henry,
Roads Department,
Dublin County Council.

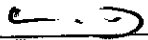
RE: Oral Hearing of Planning Appeal, Reg. Ref. 91A/1913 - Erection of two-storey credit union premises with access off Tree Park Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

I wish to confirm that an oral hearing of the above appeal has been arranged as hereunder:-

DATE: 5th May, 1992
PLACE: Conference Room, An Bord Pleanála.
TIME: 10.00 a.m.

I should be glad if you would make the necessary arrangements to have your Department represented at the hearing. The following documents are forwarded herewith for your information.

1. Copy of letter of application and site map.
2. Copy of report of Dublin Planning Officer and order of the Assistant City and County Manager.
3. Copy of grounds of appeal.


for PRINCIPAL OFFICER

Encs.

COMHAIRLE CHONTAE ATHA CLIATH

R. Cremins,
To: Dublin Planning Officer.

24.4.92

ORAL HEARING OF PLANNING APPEAL

PROPOSAL: Erection of two-storey credit union premises with access off Tree Park Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

APPLICANT: Kilnamanagh Credit Union Ltd.

I wish to confirm that an Oral Hearing of the above appeal has been arranged as hereunder:-

DATE: 5th May, 1992

PLACE: Conference Room, An Bord Pleanala,
Irish Life Centre,
Lower Abbey Street.

TIME: 10.00 a.m.

I should be glad if you would indicate the Departments which you wish to have represented at the Hearing.

[Signature]
for SENIOR ADMINISTRATIVE OFFICER

FORM O.H. 1 (B)

To: Senior Administrative Officer

At the Oral Hearing listed above, I wish to have the following Departments represented:-

- | | | | |
|-------------------------------|-------------------------------------|-----------------------------------|--------------------------|
| (1) Co. Solicitors Dept..... | <input type="checkbox"/> | (5) Fire Officer's Dept..... | <input type="checkbox"/> |
| (2) Roads Department..... | <input checked="" type="checkbox"/> | (6) Parks Department..... | <input type="checkbox"/> |
| (3) Sanitary Services Dept... | <input type="checkbox"/> | (7) Development Plan Section..... | <input type="checkbox"/> |
| (4) Eastern Health Board..... | <input type="checkbox"/> | | |

DUBLIN PLANNING OFFICER

COMHAIRLE CHONTAE ATHA CLIATH

TO: G. Boothman,
Executive Planner.

REG. REF. 91A/1913

RE: Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, for Kilnamanagh Credit Union Ltd., the site adjoins the car park at Dunnes Stores.

I attach for your observations memo/letter dated 2nd March, 1992 from An Bord Pleanala.

Please reply before: 2nd April, 1992

S.
for Principal Officer

DATED: 19 March 1992

OBSERVATIONS:

Comments to be made at
Oral Hearing 5/5/92

Signature of person
making observations: _____

Countersigned: _____

(S.E.D.C.)

DATE: _____

DATE: _____

It was proposed by Councillor S. Laing, seconded by Councillor E. Fitzgerald and RESOLVED:

"That the property referred to in the foregoing report be disposed of in accordance with the terms specified therein."

C/994/91

PROPOSED DISPOSAL OF THE PROPERTY AT 16 WHEATHFIELD DRIVE, CLONDALKIN, DUBLIN 22

The following report by the Manager, which had been circulated, was considered:

"On the 9th September, 1991, the Council agreed to the disposal of the above property to Daniel & Margaret O'Brien, 163 Palmerston Woods, Clondalkin, Dublin 22 for the consideration of £18,000. The purchasers were unable to complete the purchase and the property was replaced on the market for sale.

An offer of £18,000 has now been received from Sean & Sharon Twomey, 10 Glenfield Close, Clondalkin, Dublin 22. This dwelling requires substantial reinstatement works and in the circumstances the above offer is considered fair and reasonable.

It is now proposed to dispose of the fee simple interest in the property at 16 Wheathfield Drive, Clondalkin, Dublin 22 for £18,000 to Sean & Sharon Twomey, 10 Glenfield Close, Clondalkin, Dublin 22 subject to the provisions of Section 83 of the Local Government Act 1946 as amended by Section 88 of the Housing Act 1966."

It was proposed by Councillor S. Laing, seconded by Councillor E. Fitzgerald and RESOLVED:

"That the property referred to in the foregoing report be disposed of in accordance with the terms specified therein."

C/995/91

PROPOSED DISPOSAL OF LAND AT KILNAMANAGH TO KILNAMANAGH CREDIT UNION LTD.

The following report by the Manager, which had been circulated, was considered:

"An application has been received from Kilnamanagh Credit Union Ltd. for the purchase of a plot of land at Treepark Road, Kilnamanagh, for a site for a Credit Union Office.

It is proposed to dispose of the plot of land, consisting of 0.215 acres (870 sq. m) approximately at Treepark Road, Kilnamanagh, to Kilnamanagh Credit Union Ltd. in accordance with Section 75 of the Local Government (Planning and Development) Act, 1963 and subject to the provisions of Section 83 of the Local Government Act, 1946 as amended, on the following terms and conditions:-

(1) That the purchase price shall be £10,000 (ten thousand pounds) as recommended by the Council's Valuer.

(2) The interest to be disposed of shall be the Fee Simple.

(3) The sale to be subject to a Contract, including a condition that the Credit Union execute a satisfactory formal right-of-way agreement with Dunnes Stores Ltd. for the provision of access across adjacent lands to the site. This agreement is to be executed prior to the closing of the sale, and the right-of-way in question is to comply with the requirements of the Council's Roads Department.

(4) That the disposal be subject to planning permission being obtained.

(5) That the Credit Union Office be constructed in accordance with the necessary planning permission and Bye-Law approval and development commence within one year and proceed in a regular manner until completion.

(6) That any services traversing the site will be the responsibility of the Credit Union.

(7) That each party shall be responsible for their respective professional fees incurred in this matter.

The plot to be disposed of was acquired from the St. Laurence O'Toole Diocesan Trust in 1981 for Community purposes.

A report on this matter was noted at the Meeting of the Dublin Belgard District Committee held on 3rd September, 1991."

It was proposed by Councillor S. Laing, seconded by Councillor E. Fitzgerald and RESOLVED:

"That the land referred to in the foregoing report be disposed of in accordance with the terms specified therein."

SS + CMO

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/1913

Date : 4th December 1991

Development : New 2-storey premises for credit union business

LOCATION : Treepark Road, Kilnamanagh, Dublin 24 - site adjoining
carpark at Dunnes Stores

Applicant : Kilnamanagh Credit Union Ltd.

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 3rd December 1991

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

Date received in Sanitary Services : 16 DEC 1991

DUBLIN CO. COUNCIL
SANITARY SERVICES
16 DEC 1991
SAN SERVICES
DUBLIN CO. COUNCIL
SANITARY SERVICES
31 JAN 1992
Returned *[Signature]*

FOUL SEWER

Available;
However before work commences the applicant
must indicate the connection down to the public
sewer showing invert levels and gradients and
written wayleaves for work not within the applicant
site

SURFACE WATER

Available
As above

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 03.02.92
Time 3.20

[Signature]
27/1/92

J.R.
28/1/92

Register Reference : 91A/1913

Date : 4th December 1991

ENDORSED _____ DATE _____

WATER SUPPLY... *Insufficient information. Applicant to re submit with details of water supply, location of hydrant(s), and point of connection to public mains.*

L. J. Spar
16/1/92
[Signature]
10/1/92

ENDORSED *[Signature]* DATE *29/1/92*

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date *03.02.92*
Time *2.20*

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, for Kilnamanagh Credit Union Ltd., the site adjoins the car park at Dunnes Stores.

Guy Moloney & Associates,
Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire.

Reg. Ref. 91A/1913
Appl. Rec'd: 3/12/91
Floor Area: 276sq. m.
Site Area: 875sq. m.
Zoning: 'C'

CONT:	ON:
Standard:	2277
Roads:	
S. Area:	
Open Space:	
Other:	
SECURITY:	
Bond/C.I.F.:	
Cash:	

Report of the Dublin Planning Officer, dated 27 January 1992

This is an application for PERMISSION for a two-storey premises for Credit Union business at Treepark Road, Kilnamanagh.

The area in which the site is located is zoned in the current Development Plan with the objective "to protect, provide for and improve Town/District Centre Facilities", ('C'). There is a similar zoning in the 1991 Draft Development Plan.

The floor area of the proposed premises is stated to be 276sq. metres. It is a 2-storey structure (split level) finished in plaster, with a concrete tiled roof in blue black. The building includes main office/counter area, interview rooms, meeting room and administration area, all at first floor level. At ground floor, there are additional offices, toilets, strong room, computer room and boiler room.

The site lies between the existing Parish Church and Parochial houses and the Treepark Housing Estate, just north east of the 'Dunnes Stores' complex at Kilnamanagh. The land falls from the level of Treepark Road on the approach to the site. It is attractively landscaped, providing a very pleasant environment around the Church.

The application is accompanied by three letters:

- a) From Kilnamanagh Family Recreation Centre supporting the proposal.
- b) letter of agreement from Dunnes Stores indicating their agreement to the access proposed.
- c) letter of agreement from the Diocesan Office of Archbishop's House indicating their agreement to the proposal.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, for Kilnamanagh Credit Union Ltd., the site adjoins the car park at Dunnes Stores.

A site plan provided indicates 7 car parking spaces.

A total of 10 spaces would be required to comply with Development Plan Standards, and in their report dated 17th January, 1992, Roads Engineers request additional information from applicant showing this required total, as well as proof of right of way for the proposed carriageway.

The ownership of the lands in question was not submitted in map form, and this was requested from the applicant on 18th January.

In a meeting on 22nd January, 1992, in the Planning Department, Architect, Mr. Wm. Finnegan, delivered a coloured map showing ownership. See Map on file dated 22nd January, 1992.

- a) The land coloured yellow is owned by the Church Authorities.
- b) the access path coloured pink is owned by Dunnes Stores, but used by the Church, under a previous agreement.
- c) The rectangle coloured pink where the proposed building is located is owned by the County Council. The Council has agreed to dispose of this land to the Credit Union subject to Planning Permission being obtained. *see minute no. 4/945/91 of Co. Council Meeting 14/10/91*
- d) The uncoloured land to the north and east of the Credit Union site is owned by "Tallaght Shopping Centres" according to Council records, (Development Department). This land will remain unused and practically unusable because of levels and access. This may be a case where the owner could be approached under the Derelict Sites Act. it should be as least landscaped, or brought within the Credit Union site.

Because of the pleasant ambience at this location, ^{is the entire site along Treepark Rd.} there is a reluctance to recommend any development which would diminish it. For this reason, I have discussed the matter thoroughly with the Architect involved.

I am assured that there is no other site available and that the Church Authorities refuse to permit the extension of the existing Church access. It is obvious too that proposed site is ideal because of its proximity to the main facilities of Kilnamanagh.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, for Kilnamanagh Credit Union Ltd., the site adjoins the car park at Dunnes Stores.

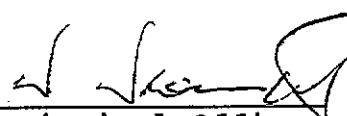
In the circumstances, permission could be granted subject to conditions regarding landscaping and finish which would maintain the quality of the existing landscape as much as possible.


I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following ~~8~~ conditions:-

5 (9)

(GB/CM)

Endorsed:-

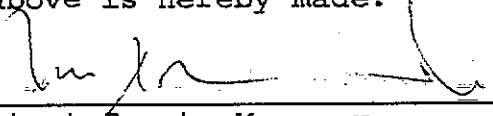

for Principal Officer


For Dublin Planning Officer

29/1/92

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 ~~(9)~~ (9) conditions set out above is hereby made.

Dated: 30th January, 1991.
1992.


Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10th December 1991,

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, for Kilnamanagh Credit Union Ltd., the site adjoins the car park at Dunnes Stores.

CONDITIONS

REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.

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

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

4. That a financial contribution in the sum of £ 2277 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.

TS
GC
~~5. That a financial contribution in the sum of £ be paid by the proposer to the Dublin County Council towards the cost of provision of a road network in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.~~

6
PA
6. Details of proposed landscaping of the site, including the access, should be agreed with the Planning Authority. This should include surface materials, piers, boundary walls and planting. In this regard, semi-mature trees are recommended rather than shrubbery.

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

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

3. In the interest of visual amenity.

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

~~5. 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. In the interest of visual amenity.

prima to commencement of development

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, for Kilnamanagh Credit Union Ltd., the site adjoins the car park at Dunnes Stores.

CONDITIONS

REASONS FOR CONDITIONS

6. 7. Details of access to be agreed with the ~~Roads Department of the County Council~~. *Planning Authority to commence development*

6. In order to comply with the requirements of the Roads Department.

PC. 1. 8. A total of 10 car parking spaces shall be provided to serve the proposed development. ~~and these should be laid out on plan and submitted to the Planning Authority.~~

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

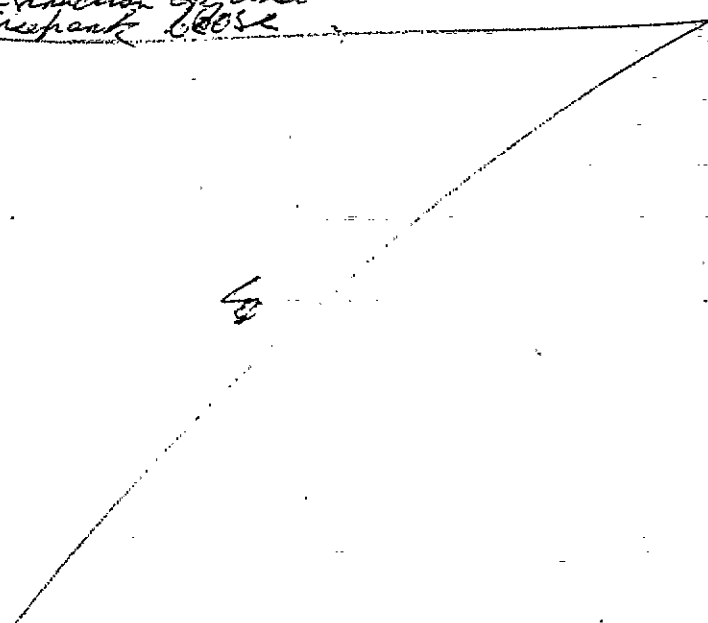
8. 9. The site and entire access road shall be adequately lit.

8. In the interest of security and safety.

~~9. The access to the site~~

9. *That all construction traffic to be by way of the proposed new access road from Treepark Road and there should be no construction or other vehicle access from Treepark Road.*

9. In the interest of safety



DUBLIN COUNTY COUNCIL

REG. REF: 91a/1913.
DEVELOPMENT: Credit Union.
LOCATION: Kilnarnanagh.
APPLICANT: Kilnarnanagh Credit Union.
DATE LODGED: 3.12.91.

This application seeks permission for Credit Union at Kilnarnanagh.

The submission proposes access to the site via a 5.5m wide carriageway with a single 2m wide footpath on the shopping centre side. It is not quite clear who has ownership of the land in question but covering letters on behalf of both the Parish Church and Dunnes Stores seem to indicate a general agreement to the proposed development.

A grass margin and footpath together lend to clear vision in both directions with no neighbouring walls above 0.9m in height.

The proposed development requires 10 car parking spaces in accordance with 1983 Development Plan Standards. However, no site plan indicating car parking provisions has been submitted.

Roads require additional information indicating:-

1. The 10 required car parking spaces with adequate turning areas.
2. Proof of right-of-way for the proposed carriageway.



MA/BMcC
15.1.92.

SIGNED: Michael Arthur
DATE: 16-1-92

ENDORSED: C.R. J.
DATE: 17/1/92

DUBLIN COUNTY COUNCIL

REG. REF: 91a/1913.
 DEVELOPMENT: Credit Union.
 LOCATION: Kilnamanagh.
 APPLICANT: Kilnamanagh Credit Union.
 DATE LODGED: 3.12.91.

This application seeks permission for Credit Union at Kilnamanagh.

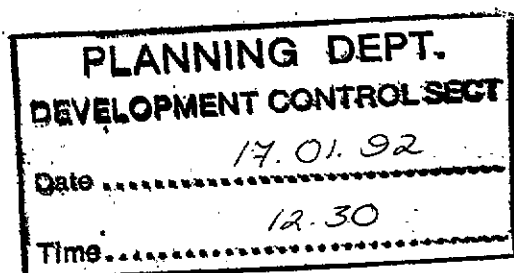
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2. Proof of right-of-way for the proposed carriageway.



MA/BMCC
15.1.92.

SIGNED: Michael Arthur

DATE: 16-1-92

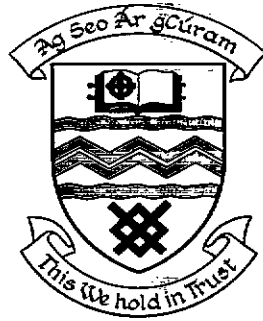
ENDORSED: C.R. L.

DATE: 17/1/92

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REG. REF. : 91A/1913/C2

DATE : 20.07.1995

RE: New 2 storey premises for Credit Union business at Treepark Road, Kilnamanagh, Dublin 24 - site adjoining car park at Dunnes Stores for Kilnamanagh Credit Union Ltd.

Dear Sir,

I refer to your submission received on 28.04.1995 to comply with Condition No. 1, of An Bord Pleanála decision to grant permission by Order No. PL6/5/88127 dated 23.07.1992, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,


for Senior Administrative Officer

Guy Moloney & Associates, Architects,
Northumberland Hall,
Northumberland Avenue,
Dub Laoghaire.

P/1239/95

Comhairie Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: 91A/1913/C2 App. Date: 03.12.1991

Comp. Recd: 28.04.1995

Correspondance

Name and Address: Guy Moloney & Associates, Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire.

Development: New 2 storey premises for credit union business

Location: Treepark Road, Kilnamanagh, Dublin 24 - site adjoining carpark at Dunnes Stores.

Applicant: Kilnamanagh Credit Union Ltd.

App. Type: Compliance with conditions.

Zoning:

Report of County Planning Officer dated 03.07.1995.

This is a submission for **COMPLIANCE** with Condition No 1, of An Bord Pleanala decision to Grant Permission by Order No. P6/5/88127, dated, 23.07.1992, in connection with the above.

Condition No. 1 states:-

"All external finishes of the proposed structure shall harmonise in colour and texture with existing residential accommodations to the north.

REASON:

In the interest of visual amenity".

The applicants should be written to and informed that proposal for roof tiles received by the Planning Authority on 28.04.1995 is in compliance with Condition No. 1 of An Bord Pleanala decision to grant planning permission ref 91A/1913.

.....
for County Planning Officer

Endorsed:
for Senior Administrative Officer

ORDER: Applicant to be informed as set out in the above report.

DATED: 18th July, 1995

Approved Officer COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the County Manager, dated 26.06.1995.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Date : 16th May 1995

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1993

Register Reference : 91A/1913/C2

Development : New 2-storey premises for credit union business

Location : Treepark Road Kilnamanagh Dublin 24 - site adjoining carpark at Dunnes Stores

Applicant : Kilnamanagh Credit Union Ltd.
c/o 18, Tamarisk Close,
Kilnamanagh Tallaght Dublin 24

App. Type : Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 28/04/95.

Yours faithfully,

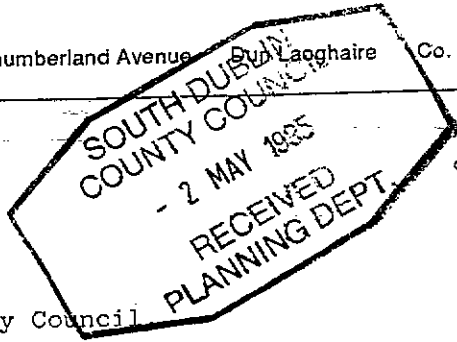

.....
for **SENIOR ADMINISTRATIVE OFFICER**

**Guy Moloney & Associates,
Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire**

Moloney O'Beirne & Partners

Architects and Planners

Northumberland Hall Northumberland Avenue, Ballynaught, Co. Dublin Tel: 2844684 Fax: 2844691



Your ref
our ref WF/RA

*Mr. M. J. ...
- please ...
in + ... to
planned.
Copy to
D. Donnelly
PC Inspector
for LIP
45
3 3.95*

Secretary,
South Dublin County Council
Town Centre,
Tallaght,
Dublin 24.

Att: Chief Planning Officer.

27th April, 1995.

Re: Kilnamanagh Credit Union.

Dear Sirs,

We confirm our compliance with Condition 1 of Permission re the above concerning external finishes and in particular roof tiles.

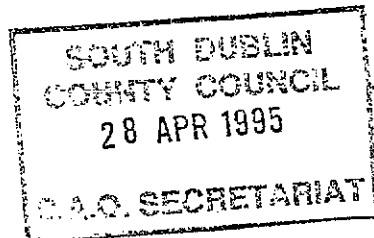
The selected tiles are blue-black concrete and harmonise with the surroundings.

We trust this is in order.

Yours sincerely,

L. Alexander
P.P. William Finnegan,
Moloney O'Beirne & Partners.

*Compliance
91A/1913*



Patrick V Moloney BArch FRIAI ARIBA
James O'Beirne BArch FRIAI
William Finnegan Planning Consultant
David Clarke Dip Arch BArch Sc MRIAI
Bernard Moloney Dip Arch BArch Sc

Leo G. Devitt MBIAT
James Davenport Technical and Surveying
Ms. K. Clooney Partnership Secretary
Moloney O'Beirne & Partners incorporates
Guy Moloney Associates

RE: SITE AT KILNAMANAGH FOR CREDIT UNION BUILDING.
REG. REF. 91A/1913.

H. Burt 3/11/93

The area in which the site is located is zoned in the 1983 County Development Plan with the objective "To protect, provide for and improve town/district centre facilities" (C).

In the 1972 Plan the relevant zoning objective was "to provide for the development of a residential community" (E).

In the 1991 Draft Plan the zoning objective is "to protect, provide for and/or improve town/district centre facilities" (C).

The proposed use is permitted within the current and proposed zoning.

The decision to grant permission for the proposal was based on its use as an asset to the community; the likelihood that trips to the credit union would be combined with trips to the shopping centre, to the church or to the school thus reducing the generation of additional trips; the existence of car parking facilities for these uses; the fact that no other site appeared to be available for the purpose.

The existing pleasant ambience of the area fronting onto Treepark Road was noted, and Condition Nos. 5 and 8 were intended to protect the amenity of the site, relating as they do to landscaping and lighting.

Condition No. 6 indicates that access shall be agreed with the Planning Authority prior to commencement of development, and Condition No. 9 requires that all construction traffic shall be from Treepark Road, and there shall be no other vehicular access from Treepark Close.

The plans submitted show clearly that the site does not adjoin the cul-de-sac heads to the north. They also show a 1.5 metre high fence around the site.

The Planning Authority would not accept access to the site, other than those shown.

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



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

Register Reference : 91A/1913/C1

Date : 14th December 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1992

Dear Sir/Madam,

DEVELOPMENT : Compliance with conditions

LOCATION : Treepark Road, Kilnarnagh, Dublin 24 - site adjoins
carpark at Dunnes Stores

APPLICANT : Kilnarnagh Credit Union Ltd.

APP. TYPE : Compliance with Conditions

With reference to the above, I acknowledge receipt of your submission to
comply with conditions received on 10th December 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Moloney O'Beirne & Partners,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire,
Co. Dublin

Moloney O'Beirne & Partners
Architects and Planners

MS



Northumberland Hall Northumberland Avenue Dun Laoghaire Co. Dublin Tel: 2844684 Fax: 2844691

your ref
our ref *WE / JK*

Dublin Corporation,
Planning Office,
Irish Life Centre,
Lower Abbey Street,

2.8.0
cont

9th December 1992



RE: Kilnamanagh Credit Union Building .
Planning Register Reference Number: 91A/1913

Dear Sir,

An Board Pleanala in their approval, copy enclosed herewith, of the above project required that the following details be submitted prior to commencement.

1. Landscape treatment.
2. Boundaries details.
3. Entrance to Roadway.

Accordingly we enclose herewith our drawings numbered 91010/11/12/13/14

We would be pleased for your approval to these items.

Yours Sincerely

Moloney O'Beirne & Partners

MOLONEY O'BEIRNE & PARTNERS.

Encl.

Patrick V Moloney BArch FRIAI ARIBA
James O'Beirne BArch FRIAI

William Finnegan Planning Consultant
David Clarke Dip Arch BArch Sc MRIAI
Bernard Moloney Dip Arch BArch Sc

Leo G. Davitt MBIAT
James Davenport Technical and Surveying
Ms. K. Clooney Partnership Secretary

Moloney O'Beirne & Partners Incorporates
Guy Moloney Associates

Our Ref: PL 6/5/88127
E.A. Ref: 91A/1913

Maloney O'Beirne & Partners,
Architects & Planners,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire,
County Dublin.

Date: 24 JUL 1992

Appeal re: Erection of a two-storey premises for
credit union business to be accessed off Treepark
Road, Kilnamanagh, Dublin 24.

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,

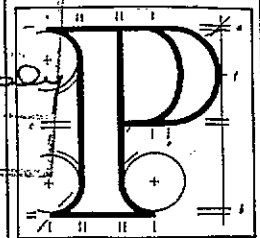

Miriam Baxter.

Encl.

BP 352

MOLONEY O'BEIRNE & PARTNERS	
ACTION	27 JUL 1992
copy sent to [unclear]	
[unclear]	

An Bord Pleanála



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

DUBLIN COUNTY COUNCIL Planning Dept Registry Section APPLICATION RECEIVED 10 DEC 1992 REG No. 91A/1913
--

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1913

APPEAL by the Tree Park Residents Committee care of Brendan A. Canning of 34 Upper Drumcondra Road, Dublin against the decision made on the 30th day of January, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Kilnarnagh Credit Union Limited care of Moloney O'Beirne and Partners of Northumberland Hall, Northumberland Avenue, Dun Laoghaire, County Dublin for development comprising the erection of a building for credit union business with access off Treepark Road, Kilnarnagh, 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 said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The site of the proposed development is zoned with the objective to protect, provide for and/or improve town/district centre facilities. Having regard to this zoning designation, to the location of the site adjoining existing communal and commercial facilities, to the acceptable scale and intensity of the usage proposed, and to the availability of an independent means of vehicular and pedestrian access to the site, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule hereto, would be consistent with the proper planning and development of the area and with the preservation of the residential amenities thereof.

SECOND SCHEDULE

1. All external finishes of the proposed structure shall harmonise in colour and texture with existing residential accommodation to the north.

Reason: In the interest of visual amenity.

MAE

PL 5/5/88127

SECOND SCHEDULE (CONTD.)

2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of public services which facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the said Council in the provision of public services that have facilitated the proposed development.

3. Prior to the commencement of development, details of the landscaping of the site and of boundary treatment (including walls and railings) shall be submitted to and agreed in writing with the planning authority.

Reason: In the interests of orderly development and visual amenity.

4. Details of both vehicular and pedestrian access to the site shall be as agreed with the planning authority prior to the commencement of development.

Reason: In the interest of traffic safety.

5. A total of 10 off-street car parking spaces shall be provided on-site to serve the proposed development.

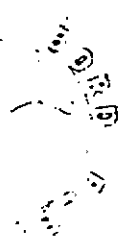
Reason: To ensure adequate off street parking in the interest of traffic safety.

6. The site and the access road shall be provided with adequate lighting in accordance with the requirements of the planning authority.

Reason: In the interests of security and safety.

7. All construction traffic to the site shall be by way of the proposed new access road from Treepark Road. There shall be no construction or other vehicular access to the site from Treepark Avenue or Treepark Close.

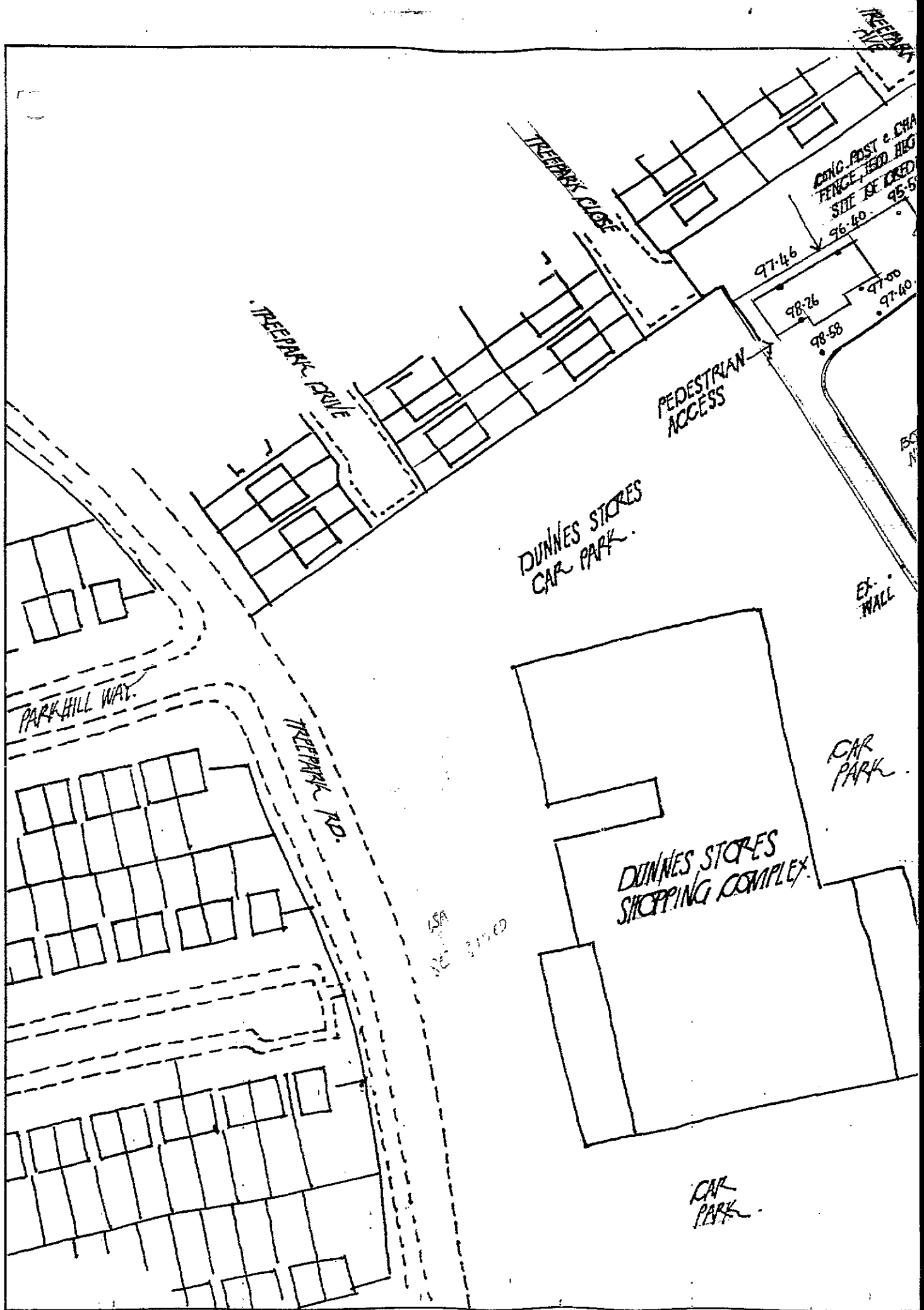
Reason: In the interests of traffic safety and residential amenity.



M. J. O'Connell

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

Dated this 23rd day of July 1992.



CONC. POST & CHA
FENCE 1500 HIG
SITE BE DRED
95.5

97.46

98.26

98.58

97.60

PEDESTRIAN
ACCESS

DUNNES STORES
CAR PARK

EX.
WALL

CAR
PARK

DUNNES STORES
SHOPPING COMPLEX

CAR
PARK

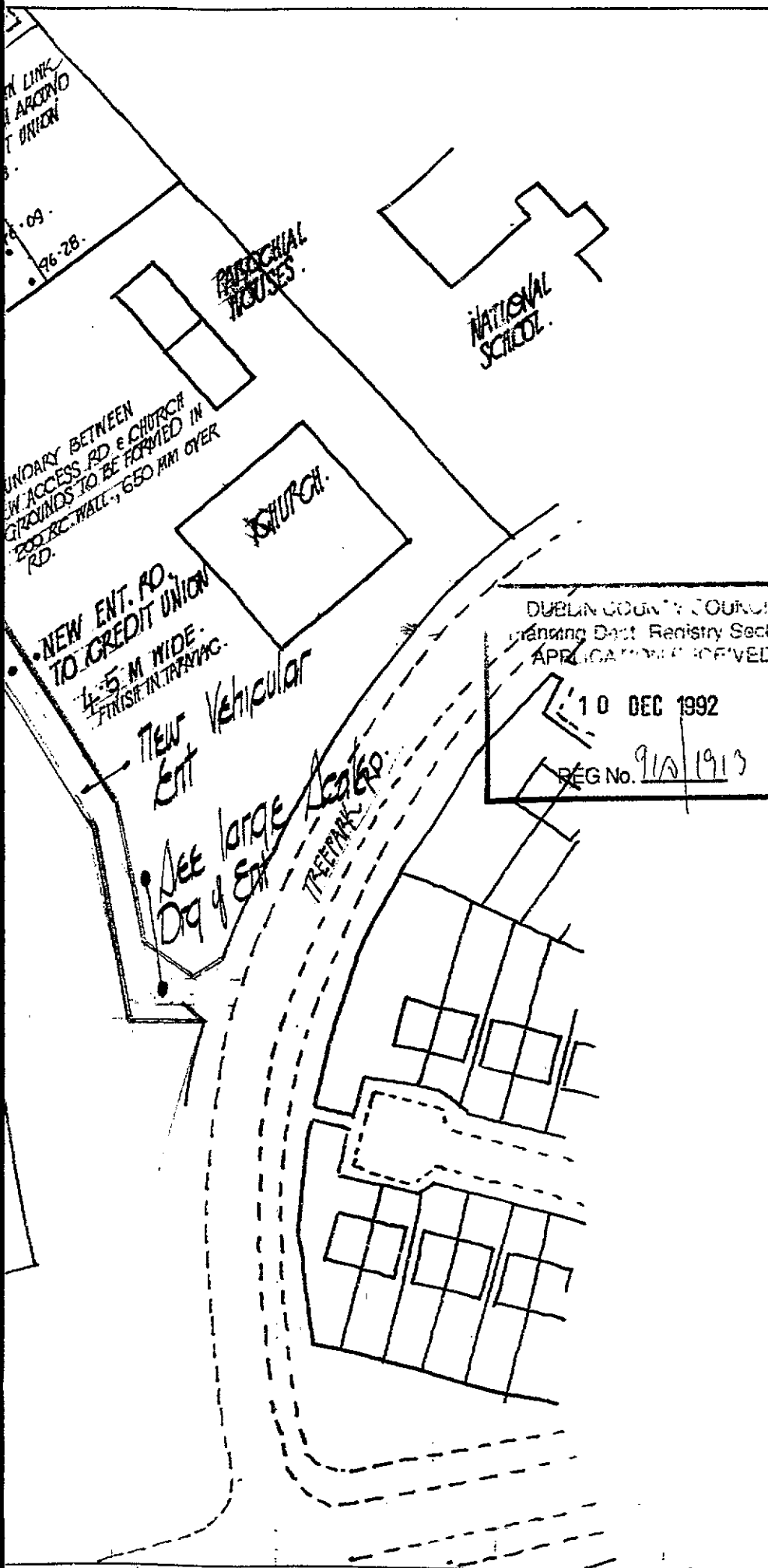
TREBARK DRIVE

TREBARK CLOSE

PARK HILL WAY

TREBARK RD.

ASA
RE-...ED



description

Pedestrian & Vehicular Ents.

REVISED SITE ENT. RD.

drawing no. *910 - 4*

revn.

job

NEW OFFICES KILNAMANAGH CREDIT UNION.

scale *1/1000*

date *DEC 92*

drawn *WJ*

checked

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED

10 DEC 1992

REG No. *91A/1913*

client

KILNAMANAGH CREDIT UNION.

revisions

Guy, Moloney & Associates. Architects

Our Ref: PL 6/5/88127
P.A. Ref: 91A/1913

EOH/SC

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

Date: 24 JUL 1992

Appeal re: Erection of a two-storey premises for credit union business to be accessed off Treepark Road, Kilnamanagh, Dublin 24.

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,

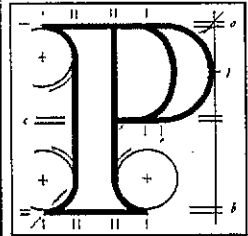
M Baxter

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 PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1913

APPEAL by the Tree Park Residents Committee care of Brendan A. Canning of 34 Upper Drumcondra Road, Dublin against the decision made on the 30th day of January, 1992 by the Council of the County of Dublin to grant subject to conditions a permission to Kilnamanagh Credit Union Limited care of Moloney O'Beirne and Partners of Northumberland Hall, Northumberland Avenue, Dun Laoghaire, County Dublin for development comprising the erection of a building for credit union business with access off Treepark Road, Kilnamanagh, 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 said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The site of the proposed development is zoned with the objective to protect, provide for and/or improve town/district centre facilities. Having regard to this zoning designation, to the location of the site adjoining existing communal and commercial facilities, to the acceptable scale and intensity of the usage proposed, and to the availability of an independent means of vehicular and pedestrian access to the site, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule hereto, would be consistent with the proper planning and development of the area and with the preservation of the residential amenities thereof.

SECOND SCHEDULE

1. All external finishes of the proposed structure shall harmonise in colour and texture with existing residential accommodation to the north.

Reason: In the interest of visual amenity.

SECOND SCHEDULE (CONTD.)

- 2. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure incurred by the said Council in the provision of public services which facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the said Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the said Council in the provision of public services that have facilitated the proposed development.

- 3. Prior to the commencement of development, details of the landscaping of the site and of boundary treatment (including walls and railings) shall be submitted to and agreed in writing with the planning authority. IX

Reason: In the interests of orderly development and visual amenity.

- 4. Details of both vehicular and pedestrian access to the site shall be as agreed with the planning authority prior to the commencement of development. IX

Reason: In the interest of traffic safety.

- 5. A total of 10 off-street car parking spaces shall be provided on-site to serve the proposed development.

Reason: To ensure adequate off street parking in the interest of traffic safety.

- 6. The site and the access road shall be provided with adequate lighting in accordance with the requirements of the planning authority. IX

Reason: In the interests of security and safety.

- 7. All construction traffic to the site shall be by way of the proposed new access road from Treepark Road. There shall be no construction or other vehicular access to the site from Treepark Avenue or Treepark Close.

Reason: In the interests of traffic safety and residential amenity.



M. J. O'Connell

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

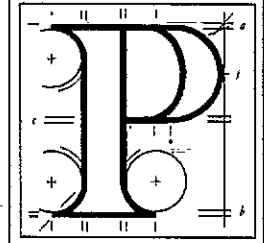
Dated this 23rd day of July 1992.

G. Booth

Our Ref: PL 6/5/88127
P.A. Reg. Ref: 91A/1913

EOM

An Bord Pleanála



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

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

Date: 16th April 1992.

Appeal re: Erection of two-storey credit union premises
with access off Tree Park Road on site adjoining Dunnes
Stores car park at Kilnamanagh, Dublin 24.

Dear Sir/Madam,

An Bord Pleanála has decided to hold an oral hearing of
the above-mentioned appeal. Arrangements have been
made as follows for the opening of the hearing:-

Date: 5th May, 1992.

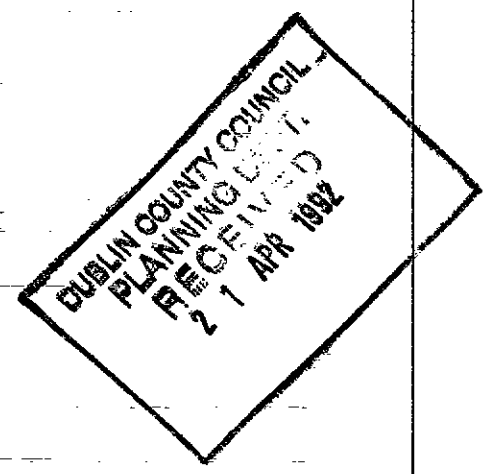
Time: 10.00 a.m.

Place: Conference Room, Offices of An Bord
Pleanála, Floor 3, Blocks 6 & 7
Irish Life Centre, Lower Abbey Street,
Dublin 1.

A note regarding the procedure at oral hearings is
enclosed.

Yours faithfully,

Kevin Carleton
Kevin Carleton
Executive Officer



Encl.

Registered Post

BP 254

Procedure at Oral Hearings of Planning Appeals

1. The person conducting the hearing has discretion as to the conduct of the hearing. He is required -
 - (a) to conduct the hearing without undue formality.
 - (b) to decide the order of appearance of the parties.
 - (c) to permit any party to appear in person or to be represented by another person, and
 - (d) to hear, if he thinks fit, any person (for example, an objector) who is not a party to the appeal.
2. Normally, the Inspector, after noting the appearances for the parties and the names of any other persons who wish to be heard, will hear the case for the appellant first. After the planning authority's case has been heard, any other interested person who is not a party may be allowed to speak. — The appellant may reply before the hearing is closed.
3. Any party to an appeal may appear in person or, if he wishes, he may be represented by Counsel or a solicitor or by a technical adviser or by any other person authorised by him to appear on his behalf. The Inspector will afford any assistance required by a person appearing on his own behalf. The planning authority will have such officials in attendance as may be required to deal with issues likely to arise.
4. Witnesses may be called by any party to give evidence. Where a prepared statement is being put in evidence or complicated technical evidence is being given it will assist the Inspector and the other parties if copies are made available. Witnesses may be cross-examined but are usually questioned less formally. The Inspector has power to take evidence on oath but this is rarely necessary. A notetaker will not normally be available and a transcript of evidence will not normally be prepared. The Inspector will report to the Board who must consider the report before deciding the appeal.
5. A certain degree of formality is necessary in the conduct of oral hearings which are attended by a large number of people; in such cases, persons may be required to stand when speaking or when asking questions in order that they may be identified and heard. The great majority of appeals are conducted much less formally - a small group can be seated around a table and the general procedure indicated above can be varied considerably in order to expedite the proceedings. Such hearings are carried on at a conversational level and questions may be interjected to a reasonable extent. These considerations should be borne in mind by planning authorities when arranging accommodation for oral hearings.
6. An oral hearing may proceed notwithstanding that any party has failed to attend. An Inspector may adjourn a hearing and will normally do so for a short period if there is a prospect of agreement between the parties.

Our Ref: PL 6/5/88127
P.A. Reg. Ref: 91A/1913

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

Date: 13th April 1992.

Appeal re: Erection of two-storey credit union premises with access of Treepark Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

DEVELOPMENT
15 APR 1992
CONTROL

Dear Sir/Madam,

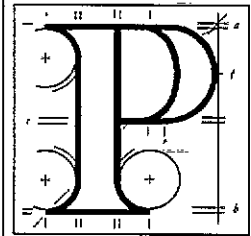
An Bord Pleanála has decided to hold an oral hearing of the above-mentioned appeal. The arrangements for the opening of the hearing will be notified to you as soon as possible.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

BP 253

EO'4
An Bord Pleanála



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

Our Ref: PL 6/5/88127
P.A. Reg. Ref: 91A/1913

g.B.

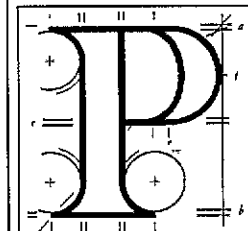
EDH

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

8. APR

COUNCIL

An Bord Pleanála



Date: 6th April 1992.

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

Appeal re: Erection of two-storey credit union premises with access off Tree Park Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

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

DEVELOPMENT
- 9 APR 1992
CONTROL

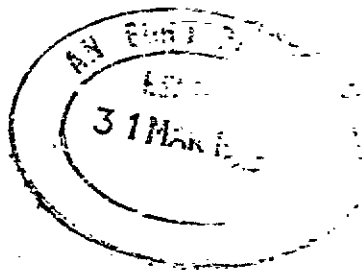
BP 553A

Moloney O'Beirne & Partners
Architects and Planners



Northumberland Hall Northumberland Avenue Dun Laoghaire Co. Dublin Tel: 2844684 Fax: 2844691

your ref PL 6/5/88127
our ref 152.BF/RQ



An Bord Pleanála
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1

30th March 1992

Dear Sirs

Re: P.A Reg. Ref 91A/1913
Erection of 2-storey Credit Union at Kilnamanagh

We note your letter of March 24th, regarding the above.

We have discussed the matter with our Clients and we submit that the issues are quite clear and adequately represented on the written submissions to-date.

We cannot see how an oral hearing can add to the matter and we request that the Bord proceed as requested in our previous submissions.

Yours faithfully

Billy Finnegan
Billy Finnegan
Moloney O'Beirne & Partners

Patrick V Moloney BArch FRIBA ARIBA
James O'Beirne BArch FRIBA
William Finnegan Planning Consultant
David Clarke Dip Arch BArch Sc MRIBA
Bernard Moloney Dip Arch BArch Sc

Leo G. Devitt MBIA
James Davenport Technical and Surveying
Ms. K. Clooney Partnership Secretary
Moloney O'Beirne & Partners incorporates
Guy Moloney Associates

Moloney O'Beirne & Partners

Architects and Planners



Northumberland Hall Northumberland Avenue Dun Laoghaire Co. Dublin Tel: 2844684 Fax: 2844691

your ref.
BF/GH
our ref.

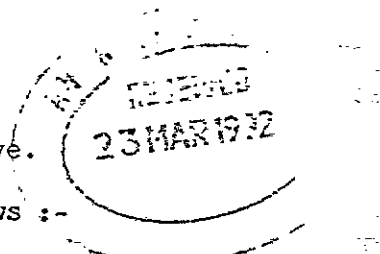
An Bord Pleanála
Floor 3
Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1

19 March 1992

Re: Erection of two-storey credit unit premises with access off Treepark Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

Dear Sir

We acknowledge your letter of 2 March re the above.



We comment on the points raised therein as follows :-

1. Previous Planning Application - The reasons for the previous Bord Pleanála refusal for a community centre have no reference to a totally different type of application for a credit union office. The site zoning in the County Development Plan of 1983 and 1991 clearly allows for the type of development now proposed.
2. Access - A copy of a letter from Messrs Dunnes Stores re the access is enclosed herewith. The Credit union recognise that separate access to the site is necessary and are satisfied to accept a condition whereby this access would be legalised formally prior to commencement of any work. The Credit union do not foresee any difficulty in this regard.
3. Car Parking - It is proposed to provide the 10 number car parking spaces required. This conforms with the requirements of the zoning requirements of the County Council Development Plan.
4. Recreational Amenities - The site is clearly located in zone 'C' and clearly allows for this type of development now proposed. It is pointed out that the site is part of the main central core of Kilnamanagh, which contains schools, Church, and Shopping Centre. The location is eminently suitable for its proposed use. It affords easy access for all members of the union who would avail of the services whilst attending other local services.

Patrick V Moloney BArch FRIAI ARIBA
James O'Beirne BArch FRIAI

William Finnegan Planning Consultant
David Clarke Dip Arch BArch Sc MRIAI
Bernard Moloney Dip Arch BArch Sc

Leo G. Devitt MBIAT
James Davenport Technical and Surveying
Ms. K. Clooney Partnership Secretary

Moloney O'Beirne & Partners incorporates
Guy Moloney Associates

The development is now behind schedule and the Credit union would be obliged for An Bords early approval of the project.

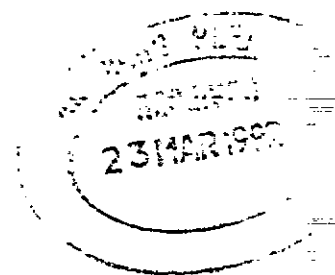
Yours faithfully

M. H. O'Beirne

MOLONEY O'BEIRNE & PARTNERS

Encl.

Copy of letter from Dunnes Stores and copies of letters of support from local Associations and from the Irish League of Credit Unions.





IRISH LEAGUE OF CREDIT UNIONS

Castleside Drive, Rathfarnham, Dublin 14. Tel: 908911 10 lines
Fax: 908915. After hours answering service 903773

4th March 1992

Kilnarnanagh Credit Union Limited
18 Tamarisk Close
Kilnarnanagh
Dublin 24.

Attn: Marie Sealy, Secretary

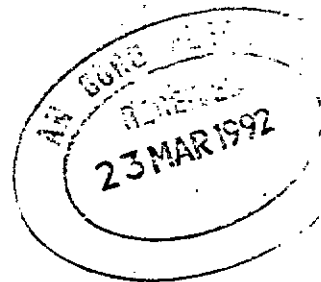
Dear Ms. Sealy,

I wish to compliment Kilnarnanagh Credit Union Ltd. on the progress achieved to date towards acquiring its own custom built premises. Such a premises is necessary for the comfort and well-being of the members and will project a suitable image of a concerned community organisation such as the credit union.

The League's support of the credit union in acquiring its own premises for the operation of the credit union may be quoted to any individual or authority.

Yours sincerely,

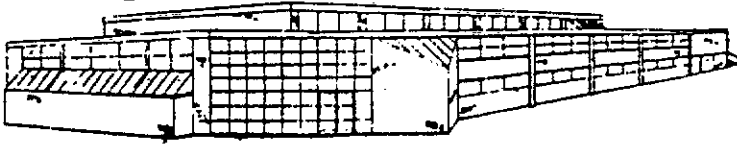

Pat Fay
Deputy General Secretary



All correspondence should be addressed to the General Secretary

PRINTED ON RECYCLED PAPER

Kilnamanagh Family Recreation Centre Limited



Telephone: 521199

An Bord Pleanála,
Floor 3, Blocks 6&7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Secretary,
K.F.R.C. Ltd.,
Treepark Road,
Kilnamanagh,
Dublin 24.

5th March 1992

re: Support for Planning Decision Reg. Ref. 91A / 1913

Dear Sir / Madam,

Kilnamanagh Family Recreation Centre Limited is the local community association in Kilnamanagh and has as one of its aims the provision of environmental activities. The association is supported by approximately 1,200 families in Kilnamanagh.

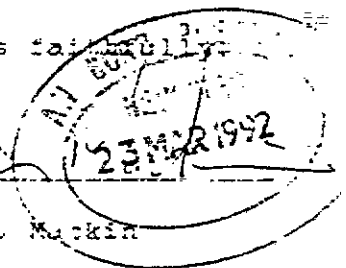
The executive committee of this association wishes to express its unanimous support for the decision of the Planning Department to grant permission for a credit union premises at the site adjoining Dunnes Stores carpark.

We would like to point out that the residents who are opposing the planning department's decision refer to themselves as "Treepark Residents Association" or "Treepark Residents Committee". This seems to be a tactic to convey the impression that they represent a strong body of opinion. In fact the number of residents involved constitutes a tiny minority of the residents of Kilnamanagh. On 17th June 1991 we invited these residents to meet with us to discuss their fears. There was no response. Nevertheless, our committee investigated objections raised by these residents with the credit union committee. These included (i) access to the site (ii) security and (iii) interference to nearby residents. In each case we found the objections to be without substance.

There is no doubt that the heavy burden of work sustained by the Kilnamanagh Credit Union Ltd. cannot continue indefinitely in the present conditions. We hope that An Bord Pleanála will have regard for the fact that there are no suitable alternative sites for this building and that the Planning Department's decision to grant permission for this building will be upheld.

Yours faithfully,

Denis Mackin





Kilnamanagh Credit Union Limited

18 Tamarisk Close
Kilnamanagh
Dublin 24
3 March 1992

Dear Sirs

The Board of Directors and Supervisors of Kilnamanagh Credit Union are now five years in existence. The Credit Union is run by 50 voluntary workers. Our total membership is now 2500 with 2000 accounts active. An average of 1200 accounts are processed each week during our 3½ hours of opening. The turnover for the financial year 90/91 was £1½ million.

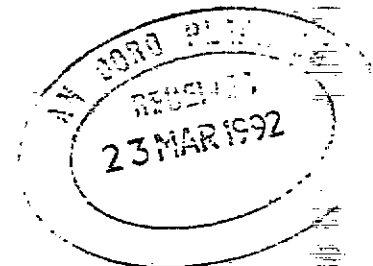
At present business with the members is conducted at the local girls school. Working conditions are very unsatisfactory as all financial records (ledgers files etc.) must be removed from the school every Friday night, returned every Saturday morning and removed again until the following Friday night. During the week much of the Credit Union business is conducted in committee member's homes. The lack of a permanent premises is preventing the development of a more efficient system. Members experience considerable delays while waiting to be attended to and although there is an excellent security staff the personal safety of our committees and members is a major concern.

We would urge you to uphold the Council decision to grant us permission to build a Credit Union on the only remaining site available in Kilnamanagh. The Board of Directors considers a Credit Union building to be a vital community necessity. We have the full support of our active members of which 80% reside in Kilnamanagh.

The Board looks forward to a favourable decision from your Department.

Yours faithfully

Marie Sealy (Mrs)
Secretary.



1M



Taylor & Buchalter Solicitors,
45/47 Cuffe Street,
Dublin.

21st March 1991

Att: Mr Mervyn Taylor

RE: KILNAMANAGH CREDIT UNION LTD.,

Dear Mr Taylor,

I refer to our meeting of the 28th January 1991 in the offices of Druker Fanning & Partners, together with representatives from the Credit Union, and to our discussion regarding their request to right of ways etc.

I am sorry I took so long to revert, but I am now pleased to inform you that Mr Dunne has agreed to the requests put forward in principle i.e. broadly speaking, the right of way to the proposed centre over the car park and right of way over the grassed area on the church side of the existing wall.

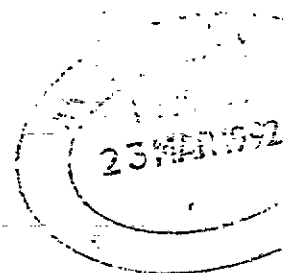
Obviously, the precise details of the agreement will have to be worked out and I do not see any problem pertaining to same.

I am conscious that you require this initial letter of approval for your discussions with other parties, but should you require or indeed should any interested third parties require any clarification we will be pleased to do so immediately.

Yours sincerely,

D. McLoughlin
D. McLOUGHLIN

C.C. DRUKER FANNING & PARTNERS



DUNNES STORES — *for Better Value*

Telex 30513/32846

Telephone Dublin 543666
Fax 770170/781200 ext 200

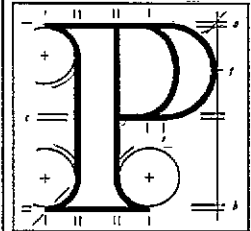
Telegrams: "BETTAVALUE"

Our Ref: PL 6/5/88127
P.A. Reg. Ref: 91A/1913

EOH

I both man

An Bord Pleanála



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

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

Date: 27th March 1992.

Appeal re: Erection of 2-storey credit union premises with access of Treepark Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

Dear Sir/Madam,

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

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
RECEIVED
27 MAR 1992

DEVELOPMENT
31 MAR 1992
CONTROL

Encl.

BP 555

Brendan A Canning ARIBA

Brendan Canning ARIBA

Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 377311

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

Fourth,
March,
1992.

our ref.

828/BAC/MAC.

your ref.

date

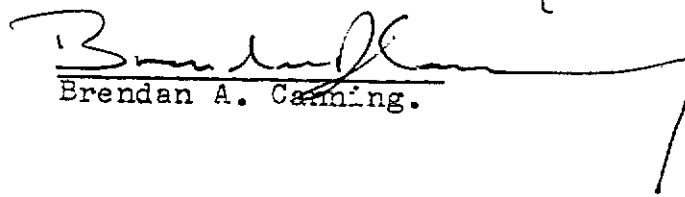
Re: Proposed 2. Storey Premises at
Tree Park Road/Adjoining Dunnes Stores
Car Park, Kilnamanagh, Dublin 24.
for Kilnamanagh Credit Union.
Plan No. 91A/1913.

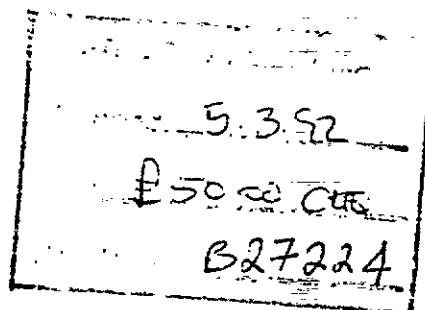
Planning Appeal Ref. No. 6/5/88127.

Dear Sir,

In connection with the above appeal I have been instructed by my Clients, Tree Park Residents Committee to request an Oral Hearing. As the proposal affects so many residents it is extremely important that an Oral Hearing be held. I enclose herewith cheque for £50. in respect of charge for Oral Hearing.

Yours faithfully,


Brendan A. Canning.

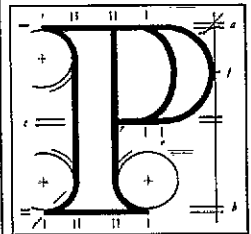


Our Ref: PL 6/5/88127
P.A. Reg. Ref: 91A/1913

EDH

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

An Bord Pleanála



Date: 2nd March 1992

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

Appeal re: Erection of two-storey credit unit premises with access off Treepark Road on site adjoining Dunnes Stores car park at Kilnarnagh, Dublin 24.

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,

Patricia Tobin
Patricia Tobin

BP 553A



Brendan a Canning ARIBA

Brendan Canning ARIBA Chartered Architect 34 Upper Drumcondra Road DUBLIN 9 Telephone 377313

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

Twentyfifth,
February,
1992.

our ref.

your ref.

date

828/BAC/MAC.

Re: Proposed 2 Storey Premises at
Tree Park Road/Adjoining Dunnes
Stores Car Park, Kilnamanagh,
Dublin 24.

for Kilnamanagh Credit Union.

Plan No. 91A/1913.

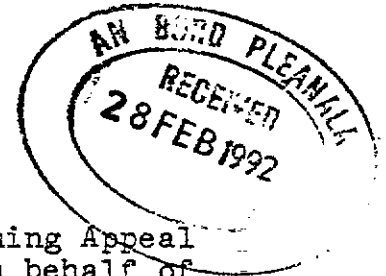
Dublin County Council Notification
of Decision to Grant Permission.

Decision Order No. and Date:

P/385/92. 30/1/1992.

Ref. PL 6/5/88127.

Dear Sir,



In connection with the above Planning Appeal dated 19th. February, 1992. and on behalf of my Clients, Tree Park Residents Committee, I set out below an expansion of the grounds for appeal as mentioned in the appeal letter dated 19th. February, 1992.

1. Previous Planning Application.

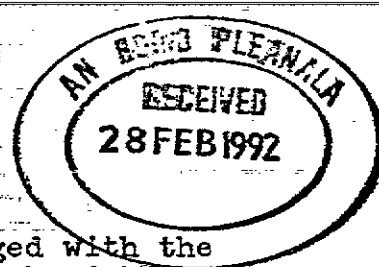
This site was the subject of a previous application for a community centre which was refused by An Bord Pleanala, (Ref. PL 6/5/54624), for the reason that "The proposed development would seriously diminish the residential amenities of properties in the vicinity by reason of its location on a site inadequate in size and in close proximity to those properties and the traffic both vehicular and pedestrian which it would be likely to generate". (19th. March, 1982).

The attention of An Bord Pleanala is drawn to this decision and to all the submissions made in respect of that proposal. The site area is still the same .21 acres.

2. Access.

There is no proper legal access to the site. There is no Legal Right of way over the proposed access road nor is there evidence that a Legal Right of Way would be granted.

Over/



Letters have been exchanged with the Diocesan Office at Archbishop's House but these do not constitute legal access or right of way. Even with legal access over the Church Property it is considered totally unsuitable to create a road over such a long distance which would in time be used for the transport of large sums of cash with all the inherent hazards.

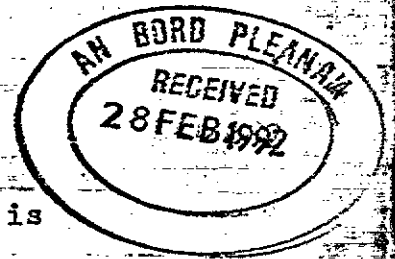
Pedestrian Access is shown from the Dunnes Stores Car Park. Again this access does not have legal backing nor does it have a legal right of way. This pedestrian access is proposed over the Dunnes Stores Car Park and over a grassed area. Will Dunnes Stores allow a legal right of way over their car park to a third party i.e. The Kilnamanagh Credit Union and will they allow an additional legal access Point into their car park. Practical control over their property is likely to dictate not. While the car parking on Dunnes Stores Car Park may be available, there is no legal backing for its use in association with the Proposed Credit Union Premises and it is unlikely to be legally sanctioned. The Dublin Co. Council Planning Department, has apparently ignored this lack of legal access to the site in making its decision.

In condition No.5. they require details of proposed Landscaping of the access which is tantamount to accepting that the legal access exists.

In condition No.6. the Planning Department calls for Details of access to be agreed with the Planning Department, prior to commencement of development. This is a decision to be made behind closed doors between the Vendor of the site and the Purchaser of the site and there is no call for the agreement to be made in writing. An agreement in writing would impose on the Dublin Co. Council, the responsibilities of any of the difficulties likely to arise later due to illegal access problems.

There are likely to be insurance problems arising from the arrangement where no legal access or legal right of way exists. Dunnes Stores Management may find difficulty with this aspect of the proposal were it allowed, to proceed, as also would the Credit Union. The Dublin Co. Council, has a part to play here as they are proposing to sell the site to the Credit Union and they have notified, through their Planning Department, their Decision to Grant Permission.

Over/



3. Car Parking.

Car Parking within the proposed site is minimal.

Seven car spaces were proposed by the Credit Union and this has been Conditioned to provide 10. spaces by the Planning Department, in Condition No.6. Details again to be agreed with Planning Authority but not by agreement in writing. Car Parking for 10. cars would require a third of the available space on this tiny site.

This proposal envisages the use of Dunnes Stores Car Park for the large numbers of people expected to utilise the services of the Credit Union Premises. It is noted that the Common Bond of the Kiln- namanagh Credit Union extends its area to include all of Kiln- namanagh, Tymon, Belgard and Kingswood. This is a vast area to draw from and the greater number of Credit Union Members travelling such distances will travel by car. None of the car parking arrangements envisaged could cater for this with the Premises as proposed so isolated. The obvious danger is that the residential cul-de-sacs of Treepark, would be used both for access and car parking but this could not be tolerated as it would seriously diminish the amenities of these residents and their properties.

4. Recreational Amenities.

The proposed site is in the ownership of the Dublin Co. Council. It should not arise at all that this site should pass into the ownership of the Credit Union as the same Dublin County Council has given a Decision to Grant Permission on their own Site for the benefit of the Applicant. The location of this site and the adjoining vacant land was always intended for recreational amenity for the local residents. It is suited only to this purpose and it should be prepared and landscaped as public open space to provide this amenity and not to impose a commercial use with all its inherent problems for the local immediate residents. Even bearing in mind the important part played by the Credit Union for the population as a whole. It does however generate the activity of traffic noise and parking as is normally associated with Commercial use and the expansion of the Union business in many areas of finance puts the business into the mainstream banking facility. A Bank on this site proposed by one of the leading bank companies would not even be considered by a banking company and certainly should not be permitted.

Over/

RECEIVED
28 FEB 1992

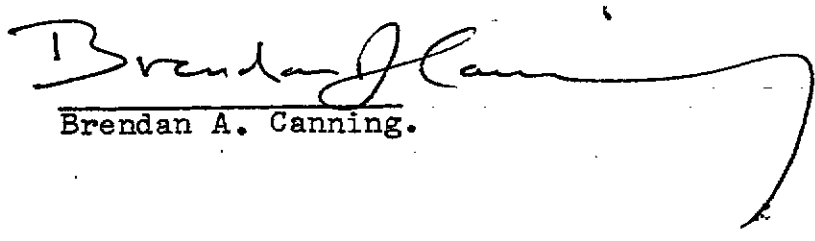
Apart from the problems of access, car traffic, car parking, noise and general nuisance there is the very serious aspect of security, handling of cash, transportation of cash, the dangers of raids, robberies and muggings in such an isolated location surely there must be a better located site available from the Co. Council, than this one with all its problems. It is not fair to the immediate local residents or to any users of the area to be subjected to these type of dangers. Even a unit or two in the Shopping Centre would provide greater security to the occupants and users of the Credit Union Premises.

The residential amenities of the Local Residents of Tree Park, are at stake here and these amenities should not be put in jeopardy by allowing a trading development, albeit a Credit Union, on this unsuitable site with no Legal Right of Way access to it.

A list of signatories objecting to the proposed Credit Union Offices is attached herewith.

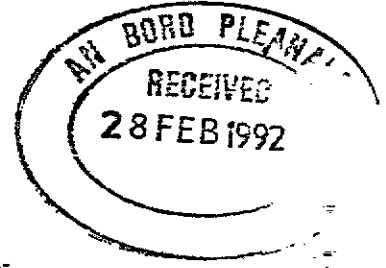
The Tree Park Residents Committee request An Bord Pleanala, to refuse permission for this development proposal.

Yours faithfully,


Brendan A. Canning.

List of objectors to planning application from Kilnamangh
Credit Union for new premises at Treepark Rd/Dunnes
Stores car park in Kilnamangh Dublin 24.

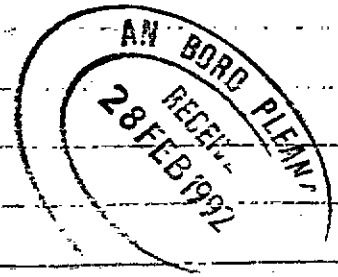
Plan. No 91A/1913



- Michelle Connolly 7 Treepark Close Kilnamangh.
- Joe Flanagan 1 Treepark Close Kilnamangh.
- Ann Flanagan 1 Treepark Close, Kilnamangh
- Eileen Joyce 25 TREE PARK CLOSE KILNAMANGH
- Jack Joyce " " " " " "
- Kevin & Patricia Kelly 21 Treepark Close Kilnamangh
- Mary & Raymond Coughlan 19 Treepark Close Kilnamangh
- Rosalie & Gerry Carroll 17 Treepark Close Kilnamangh
- Michael & Marie Gregg 15 Treepark Close Kilnamangh
- James & Maureen Ryan 13 Treepark Close Kilnamangh
- Michael Bowd 3 Treepark Close Kilnamangh
- Angela Bowd 3 Treepark Close Kilnamangh

List of objectors to planning application from
 Kilmamagh Credit Union for new premises at Treepark Rd
 Dennis Stores carpark in Kilmamagh Dublin 24.
 Planning App. No 91A/1913

- | | | |
|----------------------|----|-----------------|
| Mrs. Annela Hanratty | 1 | Treepark Avenue |
| Jan Hanratty | " | " " |
| David Kelly | 2 | Treepark Ave |
| Phillips Byrne | " | " " |
| Mary McElisav | 3 | Treepark Ave |
| Fred Henderson | " | " " |
| Catherine MURPHY | 4 | TREEPARK AVE |
| DAVID MURPHY | " | " " |
| Mrs. L. Kavanagh | 7, | Treepark ave. |
| Shirley Kavanagh | " | " " |
| Catherine Talbot | 8 | Treepark Ave |
| JES TALBOT | " | " " |
| John DUNN | 9 | TREEPARK AVE |
| Jan Dunn | " | " " |
| Mary Carey | 10 | Treepark Ave |
| G. Carey | " | " " |
| Paula Kavanagh | 11 | Treepark Ave |
| Mick Kavanagh | 11 | Treepark Ave |
| Marie Doherty | 12 | Treepark Ave |
| Greg Doherty | " | " " |
| Jan Furlong | 13 | Treepark Ave |
| Marion Grelley | " | " " |



List of objectors to Planning Application from
 Kilmacanogue Credit Union for new premises at Treepark
 Rd / Dunnes Stores car park, in Kilmacanogue Dublin 24
 Plan. No. 91A/1913

- Vincent Baker, #1 Tree Park Close, Kilmacanogue D. 24
- Paddy & Carmel Baker, 4, Tree Park Close, Kilmacanogue
- John & Mary Bienna 6 Tree Park Close Kilmacanogue
- James & Yvonne Harbourne 28 Tree Park Close Kilmacanogue
- Noelien Jentles 26 Tree Park Close Kilmacanogue D24
- David Jentles, 26 Tree Park Close, Kilmacanogue, Dublin 24
- P. J. & Margaret 32 Tree Park Close Kilmacanogue Dublin 24
- Adrian & Kathy Kelly 30 Tree Park Close Dublin 24
- Fay Corrigan 24 Tree Park Close Dublin 24
- Derek Corrigan 24 Tree Park Close Dublin 24
- Nella Scott 22 Tree Park Close Dublin 24
- John Scott 22 Tree Park Close Kilmacanogue D24
- Des Malone 20 Tree Park Close D24
- Delia Malone 20 Tree Park Close D. 24
- Patricia Shanley 18 Tree Park Close D 24
- Mr & Mrs Burke 16 Tree Park Close
- Mr & Mrs Noctor 12 Tree Park Close

AN 5012
 REC'D
 28 FEB 1992

COMAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

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

Your Ref.: PL6/5/R0121

Our Ref.: 91A/1913

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: 2 storey premises for credit union purposes to be
erected off Temple Road, Kilmacuragh.

Applicant: Kilmacuragh Credit Union Ltd.

Dear Sir,

With reference to your letter dated 26/2/92 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 Press 20/11/91.
- (4) The plan(s) received from the applicant on 3/12/91.
- (6) & (7) A certified copy of Manager's Order 7/385/92,
DATED, 30/1/92 together with technical reports in connection with the application.
- (8) _____

Yours faithfully,

R. Farrell
for Principal Officer.
Encls.

Our Ref: PL 6/5/88127
Your Ref: 91A/1913

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

26 FEB 92

Date: 21st February 1992.

Planning authority decision re: Erection of 2-storey credit union premises with access of Treepark Road on site adjoining Dunnes Stores car park at Kilnamanagh, Dublin 24.

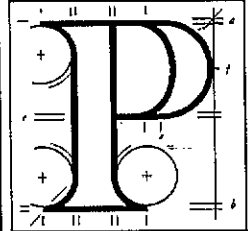
Dear Sir/Madam,

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:

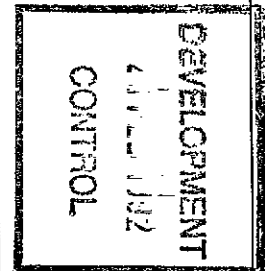
- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, 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.

6011

An Bord Pleanála



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



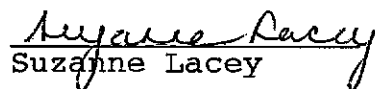
Please note that the other parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of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

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

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

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

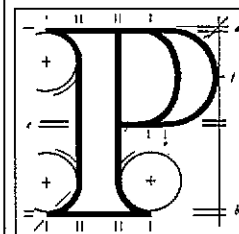
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



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

Brendan A Canning ARIBA

Brendan A. Canning ARIBA

Chartered Architect

34 Upper Drumcondra Road DUBLIN 9

Telephone 377313

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

Nineteenth,
February,
1992.

our ref.

your ref.

date

828/BAC/MAC.

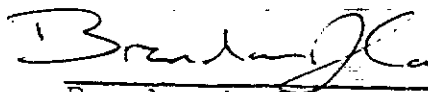
Re: Proposed 2 Storey Premises at
Tree Park Road/Adjoining Dunnes
Stores Car Park, Kilnamanagh, Dublin 24.
for Kilnamanagh Credit Union.
Plan No. 91A/1913.
Dublin County Council Notification
of Decision to Grant Permission.
Decision Order No. and Date:
P/385/92. 30/1/1992.

Dear Sir,

On behalf of my clients Tree Park Residents
Committee and on their instructions I hereby appeal against the
Dublin County Council Notification of Decision to Grant Permiss-
ion for the above Proposal. A copy of the Decision Notification,
together with the Appeal Fee cheque for £100. are enclosed here-
with.

The grounds for this appeal are based on the un-
suitability of the site for the Proposed Use. The site is totally
inadequate and does not have legal right of way over the access
proposed. The proposal if permitted would seriously diminish the
residential amenities of the properties in the vicinity. The site
is in the ownership of the Dublin Co. Council and the use proposed
would be totally contrary to the use intended when the site was
allocated. The use intended was for recreational purposes for the
amenity of the local residents. A full expansion of these grounds
will be submitted very shortly.

Yours faithfully,


Brendan A. Canning.

AN BORD PLEANALA
received 19/2/92
£100.00 clg.
B.27020

COMHAIRLE CHONTAE ATEA CLIAITH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990
PLANNING REGISTER

REGISTER REFERENCE : 191A/1913

LOCATION : Treepark Road, Kilnamanagh, Dublin 24 - site adjoining
carpark at Dunnes Stores
PROPOSAL : New 2-storey premises for credit union business

APP. TYPE : Permission

DATE RECEIVED : 03.12.91

AGENT NAME & ADDRESS
Guy Moloney & Associates,
Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire

APPLICANT NAME & ADDRESS
Kilnamanagh Credit Union Ltd.
c/o 18, Tamarisk Close,
Kilnamanagh Tallaght, Dublin 24

DECISION : To grant permission

O.C.M.No. : P/ 0385 /92 Date : 30/1/92

GRANT

O.C.M.No. : P/ /91 Date :

APPEAL NOTIFIED : TYPE OF APPEAL :

APPEAL DECISION :

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S. REQUESTED : | E.I.S. RECEIVED : | E.I.S. APPEAL :

[Handwritten Signature]

[Handwritten Date: 17/2/92]

REGISTRAR

DATE

RECEIPT NO.

191A/1913

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

19 FEB 1992

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

To Guy Moloney & Associates, Architects Decision Order P/385/92, 30/1/92
Northumberland Hall, Number and Date 91A/1913
Northumberland Avenue, Register Reference No.
Dun Laoghaire. Planning Control No. 3/12/91
 Applicant Kilnamanagh Credit Union Ltd. Application Received on
276sq. m. Floor Area.

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 new 2 storey premises for Credit Union Business, the
premises to be accessed off Treepark Road, Kilnamanagh, Dublin
24, the site adjoins the car park at Dunnes Stores.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That all external finishes harmonise in colour and texture with the existing premises.</p>	<p>3. In the interest of visual amenity.</p>
<p>4. That a financial contribution in the sum of £2,277 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.</p>	<p>4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p>

Signed on behalf of the Dublin County Council

For Principal Officer

30/1/92

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. Details of proposed landscaping of the site, including the access should be agreed in writing with the Planning Authority prior to commencement of development. This should include surface materials, piers, boundary walls and planting. In this regard, semi-mature trees are recommended rather than shrubbery.

5. In the interest of visual amenity.

6. Details of access to be agreed with the Planning Authority, prior to commencement of development.

6. In order to comply with the requirements of the Roads Department.

7. A total of 10 car parking spaces shall be provided to serve the proposed development. Details to be agreed with the Planning Authority.

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

8. The site and entire access road shall be adequately lit.

8. In the interest of security and safety.

9. That all construction traffic to be by way of the proposed new access road from Treepark Road and there should be no construction or other vehicle access from Treepark Close.

9. In the interest of safety.

RECEIVED
19 FEB 1992

NOTE:

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

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

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

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

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

DUBLIN COUNTY COUNCIL

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 **Guy Moloney & Associates, Architects** Decision Order **P/385/92, 30/1/92**
 Number and Date **91A/1913**
Northumberland Hall, Register Reference No.
Northumberland Avenue, Planning Control No. **3/12/91**
Dun Laoghaire. Application Received on
 Applicant **Kilnamanagh Credit Union Ltd.** Floor Area. **276sq. m.**

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

Proposed new 2 storey premises for Credit Union Business, the premises to be accessed off Treepark Road, Kilnamanagh, Dublin 24, the site adjoins the car park at Dunnes Stores.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That all external finishes harmonise in colour and texture with the existing premises.</p> <p>4. That a financial contribution in the sum of £2,277 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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of visual amenity.</p> <p>4. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p>

Signed on behalf of the Dublin County Council

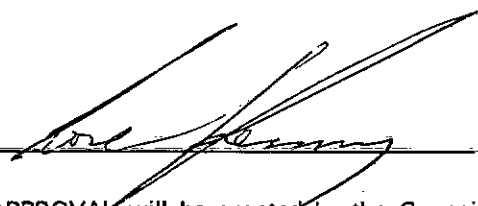
[Signature]
For Principal Officer

30/1/92

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>5. Details of proposed landscaping of the site, including the access should be agreed in writing with the Planning Authority prior to commencement of development. This should include surface materials, piers, boundary walls and planting. In this regard, semi-mature trees are recommended rather than shrubbery.</p>	<p>5. In the interest of visual amenity.</p>
<p>6. Details of access to be agreed with the Planning Authority, prior to commencement of development.</p>	<p>6. In order to comply with the requirements of the Roads Department.</p>
<p>7. A total of 10 car parking spaces shall be provided to serve the proposed development. Details to be agreed with the Planning Authority.</p>	<p>7. In the interest of the proper planning and development of the area.</p>
<p>8. The site and entire access road shall be adequately lit.</p>	<p>8. In the interest of security and safety.</p>
<p>9. That all construction traffic to be by way of the proposed new access road from Treepark Road and there should be no construction or other vehicle access from Treepark Close.</p>	<p>9. In the interest of safety.</p>



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:—
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(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.

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/1913

Date : 4th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : New 2-storey premises for credit union business

LOCATION : Treepark Road, Kilnamanagh, Dublin 24 - site adjoining
carpark at Dunnes Stores

APPLICANT : Kilnamanagh Credit Union Ltd.

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

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

Yours faithfully,

.....
for PRINCIPAL OFFICER.

Guy Moloney & Associates,
Architects,
Northumberland Hall,
Northumberland Avenue,
Dun Laoghaire

It is the practice of this office to take account of the proposed Building Regulations as issued by the Department for the Environment in the design of the Building but this is not to be interpreted as a guarantee that the provisions of the proposed Building Regulations have been implemented in full or in any particular respect in this proposal.



1483 3/12
N 51389

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 or uses.

2. Postal address of site or building SITE ADJOINING DUNNES STORE CAR PARK
(If none, give description sufficient to identify) OFF TRIP PARK ROAD, KILNAMANAGH DUBLIN 24

3. Name of applicant (Principal not Agent) KILNAMANAGH CREDIT UNION
Address C/O 18, TAMARISK CLIFF KILNAMANAGH DUBLIN 24 Tel. No. _____

4. Name and address of BY: MURPHY & ASSOC ARCHITECTS
person or firm responsible NORTHUMBERLAND HALL, NORTHUMBERLAND AVE
for preparation of drawings DUN LAGHMAINE Tel. No. 2844684

5. Name and address to which BY: MURPHY & ASSOC ARCHITECTS
notifications should be sent NORTHUMBERLAND HALL, NORTHUMBERLAND AVE, DUN LAGHMAINE

6. Brief description of 2 STOREY PREMISES FOR CREDIT UNION
proposed development BUSINESS

7. Method of drainage TO EXISTING 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 N/A
or use when last used.

DUBLIN Permission is sought for a new 2 storey premises for credit union business, the premises to be situated on Trip Park Road, Kilnamanagh, Dublin 24 for Kilnamanagh Credit Union Ltd. the site adjoins the car park at Dunnes Stores.

(b) Proposed use of each floor _____

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

Just
Pres
2/11/91

11. (a) Area of Site 875 Sq. m.
(b) Floor area of proposed development 276 Sq. m.
(c) Floor area of buildings proposed to be retained within site 276 Sq. m.

966 N 51870

12. State applicant's legal interest or estate in site LEASEHOLD UNDER NEGOTIATION
(i.e. freehold, leasehold, etc.) WITH DUBLIN COUNTY COUNCIL

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:
SEE ATTACHED NOTE

16. List of documents enclosed with application.
4 COPIES OF DRAWINGS & SPECIFICATION WITH COPY OF NEWSPAPER ADVERT.

16. Gross floor space of proposed development (See back) _____ Sq. m.
No of dwellings proposed (if any) 1 Class(es) of Development 4
Fee Payable £ 1449.00 Basis of Calculation 276 x £1.75 = £483.00 + 276 x £2.50 = £696.00
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Murphy Date 3. 12. 91

Application Type P/B
Register Reference 910/1913
Amount Received £ 2178
Receipt No _____
Date _____

FOR OFFICE USE ONLY
6.24.4

RECEIVED
03DEC1991
REG. SEC.

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, Ln. Abbey Street, Dublin 1, Tel. 724755.

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

INDUSTRIAL DEVELOPMENT:

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

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

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling - House/Flat.	£32.00 each.
2.	Domestic extensions/other improvements.	£15.00 each.
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum.
4.	Other buildings (i.e. office, 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 sq. m. (Min. £40.00).
10.	Electricity transmission lines.	£ 25.00 per 1,000m. (Min. £40.00).
11.	Any other development.	£ 5.00 per 0.1ha. (Min. £40.00).

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

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

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

AIRLE CHONTAE ATHA 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 51389

£ 483.00

Received this 3rd day of December 1991

from Kilnamanagh Credit Union Ltd.

the sum of four hundred and eighty three Pounds

Pence, being 700 700

planning application at Treepark Rd.

Noelle Deane Cashier

S. CAREY Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

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

[RECEIPT CODE]

REC. No. N 51870

£966.00

Received this 21st day of December 1991

from Kilnamanagh Credit Union
c/o 18 Tannock Road,
Kilnamanagh

the sum of nine hundred and sixty six Pounds

Pence, being for the

large - low application at Treepark Rd.

Shelley Deane Cashier

S. CAREY Principal Officer Class C

Guy, Moloney & Associates Architects

Registered Office (No. 33670) Northumberland Hall, Northumberland Avenue, Dun Laoghaire
Co Dublin
Tel. 2844684 Fax. 2844691

Patrick V Moloney, B Arch., F.R.I.A.I., A.R.I.B.A.

James O'Beirne, B Arch., F.R.I.A.I.

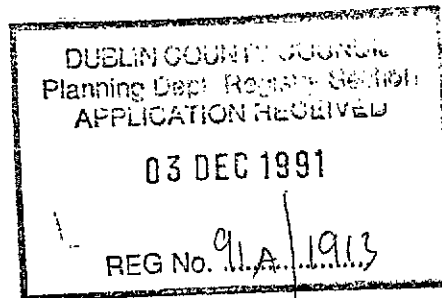
Your ref.

Our ref

BF/RQ

Date 3rd December 1991

Chief Planning Officer
Building Control Section
Dublin County Council
Liffey House
Tara Street
Dublin 2



Dear Sirs

Re: Kilnamanagh Credit Union

We enclose herewith the following documentation in relation to applying for planning permission regarding the above:-

1. 4 no. sets of drawings and specification
2. 4 no. copies of structural engineers certificate.
3. Copy of newspaper advertisement
4. Cheque for £1,449.00
5. Completed application form

By way of further information the following is also enclosed:-

- a. copy of letter from Kilnamanagh Family Recreation Centre Ltd supporting the venture. This body is the main representative body for the residents of the area. There are approx. 1600 houses in Kilnamanagh area.
- b. letter of agreement from Dunnes Stores indicating their agreement to the access proposed.
- c. letter of agreement from the Diocesan Office of Archbishop's House indicating their agreement to the access proposed.

Finally we would point out that the Kilnamanagh Credit Union Ltd has a membership of 2,000 with present annual income and outgoings combined of £1,500,000.00.

We would be pleased for your favourable consideration of this proposal.

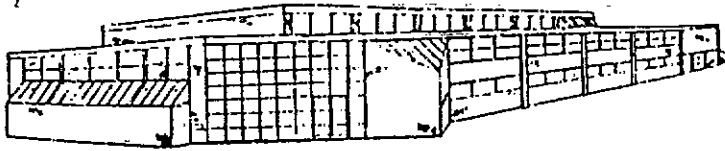
Yours faithfully


William Finnegan
Guy, Moloney & Associates

encls.

Associates W. Finnegan, L. Devitt,
Technical & Surveying J. Davenport,
Company Secretary K. Clooney.

Kilnamanagh Family Recreation Centre Limited



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

Terri Horan,
Secretary, K.F.R.C. Ltd.,
48 Parkhill Avenue,
Kilnamanagh,
Dublin 24.

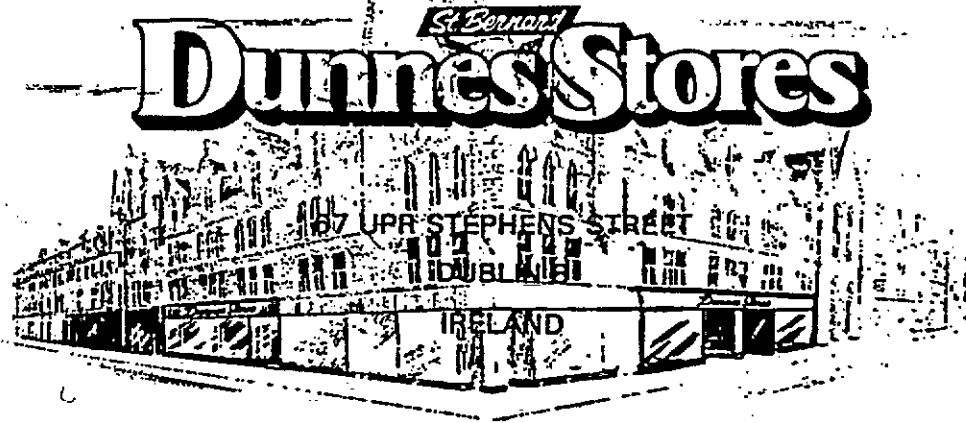
6th June 1991

re: Support for Kilnamanagh Credit Union Building Application

Dear Sir/Madam,

We, the Committee of Kilnamanagh Family Recreation Centre Ltd., represent approximately 75% of the residents in Kilnamanagh and as such we wish to express our support for the planning application presently being made by the Kilnamanagh Credit Union Ltd. for a credit union building on the original community centre site at Treepark, Kilnamanagh. We believe that a credit union building on this site would be a tremendous asset to the community in Kilnamanagh and we urge you to grant planning permission as soon as possible.

Yours faithfully,



Taylor & Buchalter Solicitors,
45/47 Cuffe Street,
Dublin.

21st March 1991

Att: Mr Mervyn Taylor

RE: KILNAMANAGH CREDIT UNION LTD.,

Dear Mr Taylor,

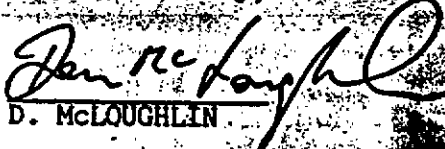
I refer to our meeting of the 28th January 1991 in the offices of Druker Fanning & Partners, together with representatives from the Credit Union, and to our discussion regarding their request to right of ways etc.

I am sorry I took so long to revert, but I am now pleased to inform you that Mr Dunne has agreed to the requests put forward in principle i.e. broadly speaking, the right of way to the proposed centre over the car park and right of way over the grassed area on the church side of the existing wall.

Obviously, the precise details of the agreement will have to be worked out and I do not see any problem pertaining to same.

I am conscious that you require this initial letter of approval for your discussions with other parties, but should you require or indeed should any interested third parties require any clarification we will be pleased to do so immediately.

Yours sincerely,


D. McLOUGHLIN

C.C. DRUKER FANNING & PARTNERS

DUNNES STORES — for Better Value

Our Ref: RJH/AD A. K/11
Your Ref:

DIOCESAN OFFICES
ARCHBISHOP'S HOUSE
DUBLIN 9

30 October 1990

GUY MOLONEY ASSOCIATES

b.f. - 1 NOV 1990

Mr. W. Finnegan,
Guy Moloney & Associates, Architects,
Carrick House,
Dundrum Centre,
Dublin 14.

Re. Kilnamanagh Credit Union.

Dear Mr. Finnegan,

I wish to acknowledge with thanks receipt of your letter of 26 October 1990 enclosing:

- 1/ copy of folio map showing Dunnes Stores property
- 2/ site plan showing possible future access to credit union site.

I have discussed the matter here with Father John Wilson and generally speaking we would have no difficulty, subject of course to Father Fingleton's agreement, that access to the credit union site be shown on the map coloured yellow attached to your letter. Indeed this is Dunnes Stores property as per the folio map but presumably the actual access to the public road, if I read your map correctly, is in fact in parish ownership?

You may therefore, if Father Fingleton agrees, make formal submissions to the County Council and Dunnes Stores on this basis.

With kind wishes,

Yours sincerely,


Raymond J. Hogan.

c.c. Father J. Fingleton, P.P.

Donnelly Troy & Associates

CONSULTING STRUCTURAL & CIVIL ENGINEERS

3, Herbert Street,
Dublin 2
Telephone. 618206
Fax: 618207.

December 3, 1991.

Building Control,
Dublin County Council,
Liffey House,
Tara Street,
Dublin, 2.

RE: Proposed Credit Union Building at
Kilnamanagh, Tallaght, Co. Dublin.

Dear Sirs,

We hereby confirm that we have been appointed as Structural Engineers on the above project and we certify that the building will be designed in accordance with the recommendations of the Current Editions of the Relevant Standards and Codes of Practice including the following:

1. B.S.8110 1985 The Structural Use of Concrete.
2. B.S.5950 1985 - The Use of Structural Steel in Buildings.
3. I.S.325 1986 - Code of Practice for Use of Masonry.
4. B.S.6399 Part 2, 1984 - Design Loads for Buildings.
5. C.P.3, Chapter 5, Part 2 1972 - Wind Loads, Basic Data for the Design of Buildings.

Yours faithfully,



WILLIAM TROY, B.E., C.Eng., M.I.C.E.,
DONNELLY TROY & ASSOCIATES.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED

03 DEC 1991

REG No. 91A/1915

OUTLINE SPECIFICATION
FOR
PROPOSED CREDIT UNION OFFICE BUILDING
AT
KILNAMANAGH CREDIT UNION

PREPARED BY:
GUY, MOLONEY & ASSOCIATES,
ARCHITECTS
NORTHUMBERLAND HALL
NORTHUMBERLAND AVENUE
DUN LAOGHAIRE
CO. DUBLIN

PRELIMINARIES:

NATURE OF WORK

The work consists in the building and completion of an office building which is partly single storey and part 2 storey. The site is a virgin piece of land adjoining Dunnes Stores Shopping Centre in Kilnamanagh.

EXAMINATION OF SITE:

The contractor must make and shall be deemed to make a thorough examination of the drawings, specification, the site and features thereof, with all drains, mains adjoining premises, protery and other proposed works to ascertain precisely the nature and extent of same and the conditions under which they will have to be executed and as practical tradesmen, satisfy themselves that the work required to be done is sufficiently shown and described and they must, of their own knowledge of the manner in which similar building work is performed supplement if necessary the information given herein so that the contingent works which they consider necessary to render the several works complete. (Contractors shall generally obtain their information on all matters which can in any way influence their tender).

CONTRACT.

Form and Type of Contract:

The form and type of contract will be the Agreement and Conditions of Contract for Building Work R.I.A.I. 1988 (yellow) where quantities form part of the contract.

Note:

Clause 26 shall be retained.
The tender sum will be deemed to cover the cost of complying with the clauses contained in the Agreement and Conditions of Contract, the headings of which are set out below, and which shall be read as though containing the conditions in full.

Contractors Insurances:

The contractor shall arrange all insurances as required in accordance with Clauses 21, 22, 23 of contract documents.

Conditions of Contract:

Clause:-

1. Definitions
2. Scope of Contract and Architects Instructions.
3. Bill of Quantities, Schedule of Rates
4. Cost adjustments arising from Legislative Enactments.
5. Contractor to provide everything necessary.
6. Local and other Authorities' Notices and Fees.
7. Setting out of Works.
8. Materials and Workmanship to conform to description.
9. Work to be opened up.
10. Foreman.

11. Access for Architect to Works
12. Clerk of Works
13. Ascertainment of Prices for Variations.
14. Vesting of Materials and Plant.
15. Assignment or Subletting.
16. Nominated Sub-Contractors.
17. Nominated Suppliers
18. Provisional Sums.
19. Prime Cost Sums.
10. Artists and Tradesmen.
- 21.. Liability for Damage to persons and property and Public Liability and Employers' Liability Insurances by the contractor.
22. All risks Insurance by the contractor.
23. Contractor's Insurance Policies and Exclusions.
24. Loss or Damage to Works and Ancillary items due to excluded risk.
25. Loss or Damage to the Works due to Contractor's or Sub-Contractor's design.
26. Responsibility for Existing Structures.
27. War Damage.
28. Dates for Possession, Practical completion and Final Completion.
29. Non-Completion.
30. Delay and Extension of Time.
31. Defects Liability.
32. Partial Possession.
33. Determination of Contract by Employer.
34. Determination of Contract by Contractor.
35. Certification and Payments.
36. Wages and Price variations.
37. Collateral Agreements.
38. Arbitration.

**CONTRACT
DRAWINGS**

The contract drawings are to be signed by the Contractor and the works are to be executed in conformity therewith also in accordance with such further drawings and instructions as may be provided for the elucidation thereof. Half-inch scale or full size drawings shall be supplied to the Contractor for various parts of the work and the Contractor shall obtain these drawings before putting the work in hand.

Any description or particulars written on the drawings are to be actually binding as if contained in the specification and everything is to be done that is usual and necessary for the completion of works comprehending what may be reasonably implied by or inferred from the drawings and specification although the same may not be specially mentioned. In case any stipulation or provision shall be wholly or partially repeated or

CONTRACT DRAWINGS:
Cont -

contained in the Conditions of Contract and specification and on drawings, the Employers may at their option chose either of such stipulations or provisions.

Should there appear on the face of the drawings any works not described in the specification or if described therein is now shown on the drawings such work shall be taken as if described and work contracted for and in case of any discrepancy between the drawings and specification the Architect shall decide which shall be followed.

COMMENCEMENT

The Contractor whose tender is accepted will be required to commence the work within seven days of being given possession of the site and received instructions to commence work and is to proceed continually without hindrance and complete the works within the time agreed upon at the signing of the Contract. When the Architects have certified the work complete, the Contractor is to hand over possession of the site and building to the Employers and forthwith remove all tools, scaffolding, plant and surplus materials and rubbish from the site.

FOREMAN

Allow for keeping of the works during the whole of its progress a competent Foreman experienced in reinforced concrete work. The Foreman shall represent the Contractor and all directions given to him shall be binding as given to the Contractor. The Contractor shall give personal supervision to the work and compare all drawings, specifications and other instructions and shall at once report to the Architects any error or inconsistency or omission which he may discover. The Contractor shall keep accurate measurements of excavations, concrete, etc., in assessible parts and shall furnish the Quantity Surveyors with all particulars demanded.

RESPONSIBILITY OF
CONTRACTOR

Allow for taking entire charge of the building works from commencement of the work to completion of same and being responsible for and making good all injuries, damages and repairs occasioned or rendered necessary to same over which the Contractor shall have control and take all risks and hold the Employers harmless from any blames for injuries to persons, animals and things or for structural damage to property happening from any neglect, default, want of proper care or misconduct on the part of the

RESPONSIBILITY OF
CONTRACTOR: Cont--

Contractor or anyone in his employment during the execution of the work.

ACCESS TO WORK:

The Architects shall have at all times access to the works or to materials intended for the works, whether they are in preparation or progress and the Contractor shall provide facilities for inspection. The Clerk of Works shall be provided with similar facilities for inspection.

MATERIALS &
WORKMANSHIP

All materials shall be of the best of their respective kinds and the works shall be done by thoroughly competent workmen and the word "best" shall mean that in the opinion of the Architect there is no superior article or materials on the market and no better class of workmanship. The Contractor shall, upon the request of the Architects, furnish vouchers to prove that the material are such as are specified.

EXECUTION TO THE
WORK:

The Contractor shall provide everything necessary for the proper execution of the works according to the true intent and meaning of the drawings and specification taken together, though the same may or may not be particularly shown on the drawing, or described on the specification provided same is reasonably inferred therefrom.

P.C. SUMS

The word Prime Cost or the initials P.C. applied herein to goods fixed by the Contractor shall mean, unless otherwise stated, the sum paid to the merchant after deducting all trade or other discount for such goods in the ordinary course delivery and shall be inclusive of package and carriage and a maximum of 5% cash discount to the Contractor where such discount is allowed by the Merchant to the Contractors. In case of a greater cash discount being allowed by the Merchant the Employers shall benefit by the difference. It shall be exclusive of the cost of fixing.

PROVISIONAL
AMOUNTS

All provisional amounts contained in the Specification whether in money or quantities are to be at the entire disposal of the Architects who may add to or deduct from same or make any alterations they think fit. Any difference to be adjusted at the settlement of accounts.

TRADESMEN

None but fully qualified and competent tradesmen together with their necessary labourers and helpers shall be employed by the Contractors and the whole of same shall be carried out and completed in the best and most substantial manner.

SCAFFOLDING, PLANT,
ETC:

The Contractor is to provide all and every kind of scaffolding, platforms, ladders, tools, hoists, machinery rods, tackle and stakes, properly constructed wooden measuring boxes and shuttering and everything else of the nature of plant, also pay all freightage, duties, costs, charges and expenses incidental to the complete performance of the works unless special exemption shall have been given. The scaffolding used throughout the work is to be of the safest make.

NOTICE TO LOCAL
AUTHORITIES ETC:

Allow for giving all notices required whether to Authorities or any other person, make all necessary application to such and pay all fees legally demanded by them

INSURANCES

The Contractor shall notify the Fire Insurance Co., of the Employer and of the nature and extent of the works so that an extension of the existing Fire Insurance Policy may be procured to cover the new extension during the course of the job.

ACTS OF PARLIAMENT,
BYE-LAW ETC:

The Contractor shall conform to the provision of all Acts passed or adopted by the Oireachtas of Ireland which may in any way affect the works and shall observe all orders, rules and regulations and Bye-Laws of the Local Authorities and of any sanitary water or lighting Authorities or companies whose system the structures are connected and shall indemnify the Employers against all claims or liabilities.

SETTING OUT

Allow for setting out and keeping correct the work. Errors in setting out, including all consequential works, are to be put right at the Contractors own expense.

INCLEMENT WEATHER:

Allow for protecting the work for inclement weather as directed or as necessary including covering walls, concrete or other materials requiring protection supplying all requisite watershoots, temporary screens to openings etc., and

INCLEMENT WEATHER
Cont ;

make good, reinstate all works in any way damaged by inclement weather etc., and especially make good all pointing after injury from frost. (Note: The walls and concrete flat surface are to be covered with strong felt or tarpaulins at all times when the work is not taking place, also every evening after work is finished for the day. The felt or tarpaulins etc., to be renewed from time to time as necessary during the progress of the works). If the Contractor fails in such protection the Architects may have it done and deduct the cost from their next Certificate

INSPECTION OF WORK:

No work shall be covered up before being inspected and passed by the Architects and any variation therein measured by the Quantity Surveyors. Work covered up in contravention of this instruction must be uncovered etc., at the Contractors expense as set out in Conditions of Contract.

WATCHING AND LIGHTING:

Allow for all requisite watching and lighting during progress of works and be responsible for any damage occasioned by want of sufficient watching and lighting. The regulations of the Fire Insurance Co., are to be strictly complied with.

ATTENDANCES ON SUB-CONTRACTORS:

Provide all general and other attendances by way of access, scaffolding, hoisting and provision of temporary power and water supplies to Sub-Contractors. Provide sheds for storage and welfare facilities.

SPECIAL ATTENDANCES

Provide for unloading, storing, hoisting placing in position of all materials, providing special scaffolding, power as necessary for thw work and affording all necessary facilities.

DETAILED ESTIMATE:

Before appointment, the successful Contractor must submit for examination a detailed break-down of his estimate.

TIMES OF WORKING:

No working will be permitted outside the normal hours of work without the written consent of the Employer and Architect. Contractors are asked to note that this Clause will be fully implemented.

LATRINES : Provide and maintain toilet for the use of the workmen in an approved position and so arrange that the connections to the existing manhole be re-used or made good on completion.

FOREMAN'S OFFICE: Provide, erect and maintain an office for the general foreman with desk, drawers etc., and adequate heating, lighting and attendance.

VARIATIONS: No variations shall vitiate the Contract and any authorised alterations, additions or deductions which it may be found expedient to make shall be measured by the Quantity Surveyor and valued at the process set forth in the priced Bill of Quantities or in the cases where these do not apply at proportionate rates.

MAINTENANCE: The work shall be maintained by the Contractor in perfect condition for 12 months after the issue of the Architect's Certificate and that the works are complete and any exhibiting defects which are due to faulty materials or workmanship during that period shall be made good by the Contractor at his own expense.

WATER LIGHT & POWER: Provide all necessary water, light and power for the works. All power supplies to be required E.S.B. Standards.

SITE BOUNDARIES: The Contractor will take care to confine the building operations within the area designated on drawing and provide adequate temporary fencing to protect the works, bearing in mind the nature of the setting and the degree of handicap of the residents. Particular care is required with deliveries and any damage caused to existing road surfaces is to be repaired at the Contractor's expense.

MAINTENANCE OF PUBLIC & PRIVATE ROADS: The Contractor shall be responsible for maintaining all public and private roads used, and to make good any damage caused by the general building operations.

TAX CLEARANCE: The Contractor shall comply with all current requirements with regard to obtaining and production of all certificates or documentary evidence of the above.

OWNERSHIP OF GOODS DELIVERED ON SITE: To be in accordance with Clause 35C of Contract Document.

LOCAL LABOUR: Local labour to be availed of in all circumstances where suitable.

SPECIAL VISIT: The Contractor is advised to visit the site and examine the existing buildings etc., in order to ascertain the nature and extent of removals and the condition of the existing buildings.

EXCAVATION AND EARTHWORK.

B.S. Recommendations of B.S. 603/'Code of Practice for Earthworks' to be complied with.

Nature of Ground The Contractor shall satisfy himself as to the nature of the ground. Prices are to include for the removal of boulders and large stones and for excavation through all hard material other than solid rock as hereinafter defined and also for grubbing up roots or normal obstructions met with.

Rock Rock as a name for excavated material shall mean natural rock formation which can be removed properly only by means of explosives, barring or wedging or some other recognised method of quarrying solid rock.

The Contractor shall notify the Engineer before commencing excavations in rock and shall subsequently excavate to the depth directed by the Engineer. Any excavations below these depths shall be made up in concrete lean mix at the Contractor's own expense.

Should rock be met with in the course of excavation, as much as possible shall be removed by pneumatic tools, wedges, leavers or other recognised methods of quarrying. Blasting shall not be carried out without the Architect's written approval and the Contractor shall be entirely responsible for any damage or nuisance caused by reason of such blasting.

See also Engineer's Specification.

EXCAVATION GENERALLY:

Carry out all excavations shown on drawings or necessary for the works. Level and consolidate all trenches and leave ready for pouring concrete. All excavations to be approved by Architects and Local Authority before pouring concrete. Carry out all other excavations for drainage etc as shown. On completion of rising walls return fill and pour as directed.

SETTING OUT AND TOLERANCES:

Extreme importance shall be attached to accurate setting out of the structure, components, finishes and the whole of the work shall be constructed to comply generally with the following tolerances.

Unless otherwise stated the dimensional tolerances are plus or minus the nominal dimensions.

1. Structural Dimensions - see Concrete Section in Preambles (See Architect's requirements).

2. Partitions, large fittings and the like.

(1) Dimensions.

6 metres - 6 mm
9 metres - 10 mm
12 metres - 12 mm
30 metres - 20 mm

(b) Straightness,

10 mm out of plumb in storey height
12 mm off line in 15 metres.

3. Finishes.

Generally as laid down in British Code of Practice 204 for in-situ floor finishes with the following particular requirements.

4. Generally: B.S. P.D. 6440 : Part 2 : — Accuracy in Building.

Generally the Contractor shall ensure that as far as possible any visible distortions which are due to a combination of deviations falling within the foregoing tolerances shall be corrected.

SPECIFICATION FOR MASONRY
SEE ALSO ENGINEER'S SPECIFICATION

General

The materials and workmanship to be used in the construction of brick and block masonry walls and partitions shall comply with this Specification. In other respects not covered by this Specification they shall comply with the requirements of the following Codes of Practice:-

IS 325 Part 1 : Structural Use of Unreinforced Masonry.

BS 5628 Part 2 : Structural Use of Reinforced and Prestressed Masonry.

BS 5628 Part 3 : Use of Masonry, Materials and Components, Design and Workmanship.

MATERIALS

Concrete Blocks

Concrete building blocks shall comply with IS 20.

The class, quality and texture shall be as specified by the Architect.

Cement

Cement for making mortar generally shall be normal Portland cement to comply with IS 1 or BS 12.

Sulphate resisting Portland cement shall comply with BS 4027. Use sulphate resisting Portland cement in the mortar mix in situations below ground or below the damp-proof course level where sulphate conditions exist in the ground water or where ordinary fired clay bricks are used in the wall construction below damp-proof course level and as directed by the Architect.

Lime

Hydrated lime for use in the making of mortar shall be semi-hydraulic or non-hydraulic lime to comply with IS 8 or BS 890.

Sand

Sand for making mortar shall comply with BS 1200.

Admixtures

Admixtures may be used only with the Architect's approval.

Frost Inhibitors

Do not use calcium chloride, frost inhibitors or admixtures containing calcium chloride.

Plasticisers

Plasticisers may be used only with the Architect's approval. Plasticisers, when approved, shall comply with BS 4887.

Follow the recommendations of the manufacturers on the application to the mixed materials.

Colouring Agents

Colouring agents (pigments) shall comply with BS 1014 and shall not exceed 10% by mass of the cement in the mortar. Carbon black shall not exceed 3% by mass of the cement.

Water

Water shall be of potable quality and shall comply with BS 3148.

Ready-Mixed Mortar

Ready-mixed lime/sand for mortar shall comply with BS 4721 or IS 406, 1987. The addition of cement to ready-mixed lime/sand shall be carried out on site.

Wet ready-mixed retarded cement/sand mortar may be used only with the Architect's approval. The mortar shall comply with BS 4721 or IS 406, 1987.

Metal Wall Ties

Use the type of metal wall ties indicated on the drawings or as directed.

Reinforcement

Reinforcing steel, including bed joint reinforcement shall comply with the following BSs:-

Hot rolled steel bars	- BS 4449
Cold worked steel bars	- BS 4461
Hard drawn low carbon steel wire	- BS 4482
Steel fabric	- BS 4483
Austenitic stainless steel (bar, wire or fabric)	- BS 970, Part 1, Grades 304S15, 316S31 or 316S33.

Reinforcement, other than austenitic stainless steel shall be galvanised in accordance with BS 729 to give a minimum mass of zinc coating of 940 g/m² or coated with not less than 1 mm stainless steel or approved epoxy coating.

Damp-Proof Courses

Bitumen-based damp-proof courses shall comply with IS 57. The class shall be of a type approved by the Architect.

Polythene used for damp-proof courses shall be low density complying with IS 57.

Milled lead for use in damp-proof courses shall comply with BS 1178. The thickness of the sheet shall be not less than 2.24 mm.

Copper sheets for use in damp-proof courses shall comply with BS 2870, Grade C104 or C106 in the 0 condition.

Anchorage

The materials for use for anchorage dowels and fixings shall be of approved type and shall be protected with protective coating to comply with BS 5628, Part 3. Low carbon steel anchorages and fixings shall be galvanised in accordance with BS 729 to give a minimum mass of zinc coating of 940 g/m² on all sides.

Lintels

Precast prestressed concrete units for use in composite lintels shall comply with IS 240.

The manufacturer shall supply the information specified in Appendix A of IS 240.

Follow the manufacturer's instructions for the use of the units and the superimposed construction.

Pressed steel lintels and rolled low carbon steel lintels shall comply with BS 5977, Part 2. Provide protective treatment in accordance with the BS.

Copings

Precast concrete copings to free-standing walls, parapet walls and retaining walls exposed to weather shall comply with BS 5642, Part 2.

Flashings

Copper sheet flashings shall be not less than 0.4 mm thick Grade C104 or C106 in 0 condition to comply with BS 2870.

Milled lead flashings shall be not less than 2.24 mm thick and shall comply with BS 1178.

Sealants

One-part polysulphide sealants shall comply with BS 5215.

Two-part polysulphide sealants shall comply with BS 4254.

Silicone-based building sealants shall be Type A to comply with BS 5889.

QUALITY CONTROL

Concrete Blocks

Provide the manufacturer's certificate of compliance as specified in IS 20, 1987, Clause 6.1 for the concrete blocks. Forward the first certificate to the Engineer on commencement of delivery to site and provide further certificates as necessary to cover subsequent deliveries not included in the scope of the first certificate.

Have the concrete blocks tested for compressive strength in a laboratory approved by the Engineer.

The Engineer will select the test samples from the blocks delivered to site in accordance with Section 4 of IS 20, 1987. Carry out one strength assessment test and one density test per 10,000 concrete blocks delivered to site, all in accordance with IS 20, 1987.

Have the testing laboratory copy the test report direct to the Architect and Engineer, the content of the report being as specified in IS 20.

The conditions for compliance will be the conditions specified in IS 20.

Precast Prestressed Lintels

Have precast prestressed lintels tested for loadbearing at a laboratory approved by the Engineer.

The Engineer will select the test samples from the lintels delivered to site. Make one test per 100 lintels delivered to site or as directed by the Architect/Engineer.

Have the testing laboratory copy the test report direct to the Architect and Engineer, the content of the report being as specified in IS 240, Appendix B, B.3.

The conditions for compliance will be the conditions specified in IS 240, Clause 13.2, relating to the loadbearing test of Appendix B.

Mortar Mixes

Have mortar mixes tested for compressive strength in a laboratory approved by the Engineer.

Have the testing laboratory copy the test reports direct to the Architect and Engineer.

The Contractor shall be deemed to have included in his rates for the finished work for the packing, transport and delivery of the masonry units and test specimens to the testing laboratory.

WORKMANSHIP

Setting Out

Set out and build all brick and block masonry to the dimensions, lines and levels shown on the drawings.

Set up profiles on firm posts driven into the ground to indicate the line, location and thickness of the walls, party walls and partitions.

Use a steel tape for setting out horizontal dimensions and set out angles with optical instruments, by triangulation or accurately constructed builder's squares.

Use a levelling instrument and staff to establish the site datum and the datum level for the walls near each quoin.

The datum shall be set on timber pegs or brick piers suitably protected from damage. use accurate storey rods for setting the heights of the courses and walling in relation to the datum.

Scaffolding

Erect and maintain scaffolding in a competent and safe manner and generally in accordance with good practice and the recommendations of BS 5973 and BS 5974 as appropriate. Use independent scaffolding, where practical, to avoid damage to the walls. Take precautions to prevent damage to masonry by droppings from the scaffolding.

Storage on Site

Store the materials so that they may be used in the order of delivery and to permit easy inspection and sampling of the individual consignments.

Check all materials on delivery to site and immediately before use for deterioration or damage.

Concrete blocks, concrete bricks and clay bricks shall be delivered in waterproof wrappers and stored in same until used.

Remove off site unsuitable materials and materials rejected by the Architect.

Unload the blocks and the bricks on a dry, level area and stack carefully away from the ground to avoid damage and discolouration.

Protect the units from the rain, frost and snow with protective sheeting.

Do not stack the units on newly cast floor slabs until the slabs have attained sufficient strength and do not overload the safe capacity of the structures.

Store cement and hydrated lime off the ground in a dry weatherproof store. do not use cement or lime affected by dampness.

Store the sand on a dry solid base and protect from contamination and frost.

Store ready-mixed lime/sand for mortar on a clean based impervious surface to prevent loss of constituents and protect from the effects of weather with impervious coverings. Store ready-to-use retarded cement/lime/sand and cement/sand mortars in impervious containers and cover from the effects of the weather.

Store rolls of flexible damp-proof courses on end on a level surface and in a cool location to avoid distortion and damage.

Mixing Mortar on Site

The mixing and use of mortars shall be in accordance with the recommendations given in BS 5628, Part 3.

Mortar made on site shall be mixed by machine in a tilting drum mixer of approved type and in the proportions specified for the various mixes.

The mixing machine shall be washed clean before use, before changing the mix type and immediately after mixing for each shift.

Use accurate gauge boxes or standard containers for measuring the materials. The volume of the gauge box shall be such that a whole number of volumes of each material shall be used for each batch of mortar.

Consistency in the porportioning of the materials and the mixing time is essential to produce good uniform mortar.

The mixing time after all the constituents have been added to the drum shall be not less than 5 minutes and as recommended by the mixer manufacturer.

Plasticisers shall not be used without the written permission of the Engineer/Architect. If permission is given, then the manufacturer's recommendations on the proportioning and addition of plasticisers to the mortars and in the addition of colouring agents to the mixes shall be adhered to.

Ready-Mixed Lime/Sand and Ready-To-Use Mortar

Ready-mixed lime/sand for mortar and ready-to-use retarded cement/lime/sand mortar shall be made by approved manufacturers. The method of sampling and testing shall be in accordance with IS 325, Part 1, Appendix A.1.

Ready-Mixed Lime/Sand for Mortar

Ready-mixed lime/sand for mortar shall be delivered to site in a clean, impervious skip or container.

The supplier shall provide with each consignment of ready-mixed lime/sand, a certificate confirming compliance with BS 4721 or IS 406, 1987, the name and address of the manufacturer, the category and purpose of the mix, the type of aggregate and the type and amount of pigment (if any).

To make mortar, mix the ready-mixed lime/sand with cement and water in an approved type clean mechanical mixer and in the specified proportions.

The mixing time shall be not less than 5 minutes after the addition of all the materials and shall not exceed the time recommended by the manufacturers of the mixer.

Do not re-mix or re-temper mortar containing normal Portland cement more than one hour after the initial mixing. Any mortar containing cement which has not been placed within that time shall be discarded.

Ready-To-Use Retarded Mortar

Ready-to-use retarded mortar shall be delivered to site in a clean impervious skip or container protected from the elements. The supplier shall provide with each consignment, the name and address of the manufacturer, a certificate of compliance with the BS 4721 or IS 406, 1987, the category, designation and purpose of the mix, the time and date of mixing and the length of the working life of the mix.

Do not re-mix retarded mortar on the site or use retarded mortar when the working life of the mortar has expired. Use ready-to-use mortar in accordance with the manufacturer's instructions and the requirements of BS 4721 or IS 406, 1987.

Mortar Mixes

The proportions of the materials and the mean compressive strengths required for the mortar mixes shall be as set out in the following Table 1:-

TABLE 1

Designation	Type		Mean Compressive Strength at 28 Days	
	Cement:Lime:Sand	Cement:Sand With Plasticiser	Preliminary Tests N/mm ² (MPa)	Site Tests N/mm ² (MPa)
(i)	1:0 to 1:3	-	16	11
(ii)	1:1:4 to 4:1	1:3 to 4	6.5	4.5
(iii)	1:1:5 to 6	1:5 to 6	3.6	2.5
(iv)	1:2:8 to 9	1:7 to 8	1.5	1.0

The range in the sand content is to allow for the effects of the difference in grading upon the properties of the mortar.

Preliminary Tests

Carry out preliminary tests on 6 specimens to determine the strength of the mortar designation specified, made with materials from the sources from which the building site is to be supplied and in accordance with the procedures set out in IS 325, part 1, Appendix A.1.

The average compressive strength of the specimens shall be not less than the values set out in Table 1 when tested at 28 days age.

Site Tests

During the construction time, carry out compression tests as directed on cubes made on site from the mortar in accordance with the procedures set in IS 325, Part 1, Appendix A.1.

Prepare 6 100 mm cubes for every 300 square metres of wall constructed with each designation of mortar.

Test 3 cubes at 7 days and 3 cubes at 28 days. The average strength at 7 days shall exceed two-thirds of the approximate 28-day strength given in Table 1.

The mortar shall be deemed to pass when the average strength of the 3 cubes tested at 28 days exceeds the appropriate value given in Table 1.

Mortar Designations

Use the designation and type of mortar specified by the Architect for the various sections of the work.

The Contractor may alter the proportions of the materials within the limits set in Table 1 to obtain adequate workability in the mortar, but subject to compliance with the strength requirements.

Unless directed or approved otherwise by the Architect, use the following mortar designations for particular situations using cement:lime:sand mortar:-

- | | |
|---|---------------------|
| a) Masonry below ground and below the damp-proof course | - Designation (ii) |
| b) Rendered and unrendered external walls other than chimneys, cappings, copings and parapets | - Designation (iii) |
| c) Internal walls and partitions | - Designation (iii) |
| d) Chimneys, cappings, unrendered parapets and copings | - Designation (ii) |
| e) Free-standing boundary walls and screen walls | - Designation (ii) |
| f) Earth retaining walls | - Designation (ii) |

Laying Blocks and Bricks

Lay the blocks and bricks in true and regular courses in stretcher bond or other bond specified by the Architect.

Lay the bricks and the blocks to a string line stretched tight between corners. The string line shall be supported by tingles at not more than 6 metre intervals.

Where corners and advanced work are built above the general level, they shall be racked back not higher than 1.2 metre at one lift and for facing work, the whole lift shall be completed in one operation.

Arrange for proper selection and distribution of the facing bricks to obtain uniformity of size and shade as required by the Architect.

Check advanced work with a plumb line for plumbness and check the level with a gauge rod.

Use a tapered profile board where the walls are to be laid to a batter.

Under lintel bearings, place a full block or brick.

Lay solid bricks and blocks on a full bed of mortar and fill all cross joints and collar joints with mortar. Immediately after laying the bricks and blocks, strike off excess mortar off the external face and the internal faces of the leaves in cavity walls.

Adjust the stiffness of the mortar to ensure good adhesion and to prevent extrusion from the bed joints.

The maximum height of brickwork or blockwork to be built in 24 hours shall not exceed 1.5 metres.

Where the bed joints are reinforced, the reinforcement shall have cover of mortar in the horizontal plane from the exposed external face not less than 25 mm or as shown on the drawings.

Joint Thickness and Adhesion

The average thickness of the horizontal and vertical mortar joints shall depend on the co-ordinating size of the masonry units, but shall be maintained as close as is practical to 10 mm exclusive of any key in the jointing surfaces and the joints in any section of the work shall be kept uniform and consistent.

Where work is to be built into a framed building, the length and height of selection of units shall be checked to determine whether the joint thickness can be modified from the nominal 10 mm to accommodate any variation in unit size and modular co-ordination.

Ensure good adhesion between the masonry units and the mortar. Lay the mortar bed in short lengths during warm and dry weather conditions to limit the water loss from the mortar before the next course is laid. Do not rock the blocks or bricks on the mortar bed to obtain firm bedding.

Do not wet blocks or bricks to provide better adhesion between the units. Adjust the consistency of the mortar to suit the weather conditions.

Do not allow the mortar to encroach on the exposed faces.

Tool the joints to compact the mortar and to form a firm joint between the mortar and the units.

Appearance

To avoid the effects of bands of colour and a patchy appearance in the finished work, arrange with the manufacturer to make careful selection of the masonry units at his works.

Take care to mix facing units from different consignments on site as the masonry work proceeds in a regular manner as recommended by the manufacturers or as directed by the Architect.

Use consistent mixing and preparation of the mortar in each batch to reduce colour variation in the finished work.

Joint Finish

Provide the joint finish to the profile specified by the Architect. The joints shall be finished as the work proceeds. Tool the joints to compact the mortar, to give a firm joint between the mortar and the units and to give the required profile.

Pointing

Where pointing is specified, rake out the joints to a depth between 10 mm and 15 mm as the laying of the units proceeds. Brush the joints to remove dust and loose material and wet the joint lightly with a brush.

The mortar for pointing shall not be stronger than that used to construct the wall.

Carry out pointing from the top of the wall downwards.

Lintels

Build in lintels to open as the work proceeds and as shown on the drawings.

Provide temporary supports as required during the construction of cast in-situ and composite lintels until the concrete and the blockwork has gained sufficient strength. Follow the recommendations of the manufacturers for precast lintels.

The bearing of the lintels at either end shall be not less than 150 mm in length as shown on the drawings.

Bed the lintels on mortar. Where the lintels are to be reinforced, lay the reinforcement to the full length including the bearings less 50 mm at either end. Check that the reinforcement has the specified cover of concrete.

The cover to the reinforcement in in-situ concrete lintels shall be not less than 40 mm.

Damp-Proof Courses and Flashings

Lay damp-proof courses on a smooth bed of fresh mortar. Do not use coarse aggregates which may damage the damp-proof course. Fill up joints and perforations in the underlying course.

Laps in the damp-proof course shall be not less than 150 mm long.

For bitumen-coated damp-proof courses, heat the surfaces to be jointed until the bitumen has softened and then press together.

For polyethylene damp-proof courses, use a double-sided adhesive tape to seal the joints as recommended by the manufacturers of the damp-proof course.

Form joints in lead damp-proof courses by wetting or burning.

Form joints in copper-based materials by wetting or soldering.

All damp-proof courses shall project not less than 5 mm beyond the external face of the wall.

Provide damp-proof courses under cills and dress up at back and ends at least 100 mm or as detailed to provide a moisture barrier.

Provide a damp-proof course over the lintels and in the reveals in the external walls in the manner as detailed.

Damp-proof courses at lintels, reveals and cills shall be in one piece without laps.

Form weep holes over damp-proof courses to openings by leaving open perpend joints at not less than 1 metre intervals and not less than two weep holes per opening. Clean out mortar droppings and ensure clean weep holes.

Build in flashings and damp-proof courses as the blockwork proceeds.

Flashings shall be bedded into the work as detailed. The minimum embedment shall be 35 mm.

Cavity Walls

When building a cavity wall, do not allow the cavity to be bridged by any materials which can transmit water from the outer to the inner skin. Use laths, draw holes, thick rope or other approved methods to prevent accumulations of mortar droppings in the cavity. Clean off daily any mortar which may fall on wall ties or cavity trays and clean out frequently the bottoms of the cavity through temporary openings in the inner or outer leaf.

Clean the cavities carefully to avoid damage to the damp-proof courses.

Build both leaves simultaneously. The difference between the heights of the two leaves shall not exceed the vertical spacing of consecutive rows of wall ties.

The cavity shall extend at least 150 mm below the lowest damp-proof course. Do not form cavities below ground level. Where cavity walls are built from the foundations, fill in the cavity with mortar to the level of the ground. At the base of the cavity, leave the vertical joints open to drain the cavity at spacings not exceeding 2 metres.

Cavity Width

The width of the cavity between the masonry leaves shall not be less than 50 mm or greater than 150 mm. Where the thickness of either leaf is less than 90 mm, the width of the cavity shall not exceed 75 mm.

The leaf of a cavity wall shall not be less than 75 mm thick.

Spacing of Ties

The spacing of wall ties shall be in accordance with the following Table 2:

TABLE 2

Leaf	Cavity Width	Spacing of Ties		Number of Ties Per Square Metre
		Horizontally	Vertically	
mm	mm	mm	mm	
Less than 90	50 - 75	450	450	4.9
90 or more	50 - 150	900	450	2.5

Provide additional ties within 225 mm of all openings and movement joints so that there is a tie for each 225 mm of height of opening or joint.

Insulation in Cavity

Place the metal wall ties as specified in the bed joint of the appropriate course of the higher leaf as it is built. Do not push in the tie after the units have been bedded. Bed the tie a minimum of 50 mm in each leaf and having a slight fall to the outer leaf. The cover of mortar to the tie from the exposed external face shall be not less than 20 mm.

Build in sheet insulation as specified as the wall is formed in accordance with the manufacturer's recommendations. The insulation shall be retained closely against the inner leaf with an approved retention device fitted to or integrated with the metal wall ties. The residual cavity between the insulation and the outer leaf shall be not less than 50 mm wide.

Collar-Jointed Walls

The vertical joint between the separate leafs shall exceed 8 mm and shall not exceed 25 mm and shall be filled solidly with mortar as the blockwork proceeds.

The mortar used shall be designation (iii) mortar or better.

Reinforce the bed joints with flat metal ties having 20 mm x 3 mm cross-section area at centres not exceeding 450 mm vertically and horizontally or equivalent mesh reinforcement complying with IS 268 at the same vertical centres.

TOLERANCES

General

Where deviations in the finished masonry exceed the specified tolerances, the Contractor shall rectify, at his own expense, the deviations in the manner to be approved by the Architect.

Lines and Levels

The Contractor shall construct the masonry to the lines and levels shown on the drawings and approved by the Architect.

The permissible deviations from the dimensioned profiles shown on the drawings shall not exceed the following limits:-

Level: ± 10 mm
Line: ± 10 mm
Plumbness: ± 5 mm in 1 metre but not more than
 ± 20 mm between the upper and lower edge of any vertical surface
Wall
Thickness: ± 10 mm where wall is constructed in more than one block thickness

Joint
Width: ± 3 mm
Bed Joint
Level: ± 10 mm
Bed Joint
Level: ± 3 mm
Cavity
Width: ± 20 mm but minimum effective cavity not less than 50 mm.

ROOFER

TILES

The roof tiles shall be concrete interlocking Redland Stonewold tiles and ridge blue, black in colour, laid to 30° roof pitch on 44 x 35 battens and untearable felt on patent timber roof trusses at 600mm cts. Tiles to be laid to manufacturers instructions laps, gauges and fixing all to manufacturers instructions.

Lead Flashing

Lead for flashings to be first quality milled sheet virgin lead and of weights specified on drawings, to B.S. L178.

Copper Flashing

Copper flashing to comply to B.S. 1569 dead soft temper.

Underfeltng

Pitched roofs to be covered with untearable roofing underfelt weighing not less than 22.70 kgs per 20 square metre roll, fixed with galvanised clout head nails.

Workmanship

All roofing to comply with manufacturer's instructions for the various materials involved.

GENERAL

Approved Firm and Guarantee

All roofing shall be laid by an approved firm of Specialists, which shall give a written ten year guarantee of the work.

STRUCTURAL TIMBER WORK

SEE ALSO ENGINEER'S SPECIFICATION

Timber for Structural Work

Timber for purlins, beams or trusses shall be General Structural Grade, Group S2 white-wood graded in accordance with B.S. 4978 with not greater than 18% moisture content measured in accordance with I.S. 96, 1976.

Dimensions and properties shall be to Table 55, CP112.

Fastenings for Structural Timber

Joint connections are to be detailed to the forces given on the drawings and formed with "Bat U Nail" steel truss plates and nails or similar approved system to B.S. 1579. All details are to be submitted and approved by the Architect and Consulting Engineers before fabrication commences.

Finish to Structural Timber

Timber members are to be sawn finish to the sizes specified.

Workmanship

All structural timber is to be supplied and fabricated in accordance with I.S. 143P and CP112.

JOINERY

MATERIALS AND WORKMANSHIP

Generally

The whole of the timber used to be of the best quality, sawn die square and to hold the scantlings specified. All to be cut from mature trees and to be clean, sound, thoroughly well seasoned, free from sap, shakes, loose or dead knots, waney edges or other defects.

Deal for joinery shall be approved red deal.

Parana pine shall be kiln dried first quality obtained from an approved supplier and shall be equal to samples approved by the Architect.

All hardwoods shall be kiln dried first quality obtained from an approved supplier and shall be equal to samples approved by the Architect.

Where other hardwoods are allowed as an alternative to the hardwoods specified, they shall be used only with the written permission of the Architect.

Blockboard and plywood shall be the specified thickness and veneer necessary. It shall be of approved make and quality and shall comply with B.S. 3444 and 1455 respectively.

All hardboard and chipboards to be obtained from an approved manufacturer to the thickness specified and, where possible, to be of Irish manufacture, and comply with B.S. 2604.

The quality of workmanship shall be in accordance with B.S. 1186, Part 2, 1955.

All joinery work to be wrought and finished according to the detail drawings with a clean even smooth face. Work to be prepared and framed up as soon as possible and to be stored under cover so that the air may circulate gently around it. No work is to be glued or wedged up until required for use. All external Joiner's work and all joints in window frames are to be put together in lead paint and finished. All glue joints to be cross-tongued and mouldings or framing work which may split, fracture, shrink, part in the joints or show flaws or other defects or unsoundness, want of seasoning or bad workmanship is to be removed and replaced with new materials. No stock mouldings will be allowed. All mouldings to be got out to Architect's details.

All arrises in timber which are to receive paint shall be slightly rounded.

Where timber is described as 'treated' hereinafter, such timber shall be treated with 'Tanalith' or equal approved preservative applied in accordance with the manufacturer's instructions, and when such timber is cut, etc., after being treated, such timber shall be re-sealed by applying highly concentrated 'Wolmanol A' or other similar approved proprietary preservative.

All unwrought timber and any wrought timber fixed to concrete or masonry, such as door and window frames, shall be treated.

Synthetic resin adhesives as urea-formaldehyde resin, or other approved for bonding plastic veneer and is to be used in strict accordance with the manufacturer's instructions.

Ironmongery shall be in accordance with samples to be approved and shall be fixed with screws to match.

Door Plywood

Veneer to plywood door facing to be in one sheet per side (i.e. no joints).

Fire Doors

Shall comply with B.S. 476 (1972, Part 8).

COUNTER:

The counter will be a specialist security installation supplied and installed by a nominated specialist firm.

Internal Doors:

Internal Doors shall be 50mm solid core flush doors finished with selected As Veneer. Provide all furniture hinges etc as scheduled on Architects Door Schedule.

Linings, Architraves, etc to be as Detailed Drawings.

Skirtings:

Provide and fix 100 x 20 ash skirting, moulded as Architects Details.

METALWORK:

Windows:

Include in estimate a P.C. Sum of £ for colour coated aluminium windows and external doors as shown on Architect's schedules.

Protective Mesh:

Provide a protective mesh fixed under the rafters and each roof truss as detailed by Architects.

Provide protective mesh screens to the inner face of selected windows.

Rain Water Pipe.

To be patent colour coated metal box gutters and rain water pipes.

MECHANICAL, PLUMBING AND ELECTRICAL INSTALLATIONS

MATERIALS AND WORKMANSHIP

All of the sanitary fittings will be supplied and delivered to the site by a competent supplier. The Contractor shall be responsible for the acceptance of the delivery of these fittings and their subsequent disposition as indicated. He shall provide all soil, vent, waste and overflow required for their proper functioning. He shall also provide materials required and fix the rainwater disposal from the roofs as indicated on the plans.

The whole of the plumbing work shall be carried out in first class manner and shall comply with the regulations of the Local Authority.

Only the best materials will be permitted to be used and none but competent Plumbers shall be employed.

Rainwater pipes shall be of approved proprietary manufacture.

PVC piping shall be unplasticised PVC piping in accordance with I.S. 123, 1964 fixed in straight lines and secured with approved brackets to walls. Pipes shall be jointed with solvent cement joints. Prices shall include for short running lengths and joints in the running lengths.

The Mechanical, Electrical and Hot and cold Plumbing Installations will be carried out by Sub-Contractors who will be selected by the Employer.

The names of the Sub-Contractor for each of the several installations, together with the amounts of their tenders, will be submitted to the Contractor for acceptance and approval by him, and the Contractor shall not withhold such acceptance and approval unless for reasons which, in the opinion of the Employer, are reasonable and valid.

The Sub-Contractors carrying out the several installations shall each enter into a Sub-Contract with the Building Contractor for the due performance of the work and the terms of the Sub-Contract will be similar to those in the Main Contract.

The Contractor is to obtain from the Sub-Contractors, at an early stage in the works full particulars with regard to their requirements for chases, recesses and other details and is to supply them with all the necessary dimensions and other information so that their work may be correctly executed and subsequent alterations avoided.

If the Contractor fails to do this, he is to carry out all such alterations at his own expense.

FLOOR, WALL AND CEILING FINISHINGS

MATERIALS AND WORKMANSHIP

Workmanship

The whole of the work throughout to be executed in the finest and best manner to Standard Specification, to specified thickness and given up in perfect condition, all to the entire satisfaction of the Architect. All work rejected for reasons of faulty workmanship shall be re-executed by the Contractor at his own expense.

Water

Water shall be clean, fresh, free from organic matter, and drinkable.

Lime

Lime shall be hydrated lime made to Irish Standard Specification 286, 1949.

Sand

The sand shall be clean sharp river or pit sand, free from loam and other impurities and should comply with the relevant requirements of B.S. 1199.

Cement

The cement, immediately before use, shall comply with Irish Standard Specification for Ordinary Portland Cement I.S. 1. The manufacturer's certificate, issued in accordance with I.S. 1, shall normally be accepted as evidence that the material complies with that Standard.

Scudding

All surfaces specified to be plastered in any material other than a Gypsum based plaster, shall be scudded with three parts coarse sand to one part cement (measured by volume), mixed with sufficient water to give the consistency of a fat mortar or thick slurry. The background should be cleaned and damped and the mix dashed on to give a thin coating with an uneven roughcast appearance.

Adhesive

Where an adhesive or an additive to the plaster mix is required, it shall be an approved Polyvinyl Acetate type bonding agent.

In all cases of usage, the mixing and application of the material shall be strictly in accordance with the manufacturer's printed instructions.

The cement shall be as hereinbefore specified as for concrete. Gypsum plaster to be obtained from an approved manufacturer to comply with the Standard Specification.

The sand to be clean, river or pit and free from loam, silt or organic matter. A sample of the sand shall be submitted to, and approved by, the Architect before plastering is commenced.

The sand in the finishing coat is external rendering, or as required by the Architect, shall be washed before use.

The plaster and sand to be measured in wooden boxes and screeded level with top of boxes, mixed thoroughly on a clean wood platform, only sufficient water being added to make the mixture plastic.

The lime shall be 'Plastolin' or other approved patent hydrated lime.

Surfaces of concrete and concrete blockwork about to receive plastering shall be wetted after brushing, if necessary, with a steel brush and well scudded.

All concrete surfaces to be plastered shall be well scored to form key for plaster.

Suspended Ceilings

All suspended systems shall be carried out by Specialist Contractors.

INTERNAL PLASTER

Plaster Boards

All plaster boards to ceilings and partitions shall be of approved manufacture, nailed along edges with strong galvanised clout nails at 100 mm centres. No cracked or mis-shaped slabs to be used. When the slabbing has been completed, the Architect shall be notified and, after he has seen and approved of same, the whole surface shall be skimmed with Gypsum plaster to a true and level surface.

The boards shall be Gyplath or other equal approved of the thickness specified, nailed to battens with rustproofed nails at 100 mm centres.

Gyplite Plaster

Where Gyplite plaster is required on walls, the work shall be carried out in two coats. The floating coat shall consist of Gyplite Browning plaster on even surface and lightly scratched to form a key. The finishing coat shall consist of a Gyplite Finishing plaster.

Where Gyplite plaster is required on concrete surfaces, the floating coat shall consist of Gyplite Bonding plaster ruled to an even surface and lightly circled for and finished as above.

All surfaces to be plastered shall be well wetted immediately before plastering is commenced.

Vertical arrises to be reinforced with approved metal angles where indicated.

Neatly execute all arrises and returns and neat straight junctions down to skirting dressing to grooves, etc.

Pipes and conduits which are to be laid in the thickness of the screeds shall be placed before forming the screed and, where indicated on the drawings, in chases formed in floor slab.

Scudding

All walls to be plastered are to be scudded with three parts sand and one part cement before plastering.

Moisture Content

Prior to laying floor coverings, the Contractor is to ensure that the moisture level in floor screed is below 2.5% as taken on a C.M. Gerat moisture tester. Contractor's rates for floor coverings are to include for, (a) any costs that may occur carrying out the C.M. Gerat test, and (b) any costs that may occur due to the possible delay caused for extra drying time, should the C.M. Gerat test read above 2.5%.

B.S. Code of Practice 201 (1951) and B.S. 104, 1969 should be followed, particularly the screeds should be fully dried and the building dried out, glazing and external doors fixed and the heating in operation for an adequate period before, during and after laying.

Screeds

Screeds to be laid in accordance with B.S. 104, 1969. In the case of unbonded screeds less than 50 mm thick the prices to include for hacking base and grouting, etc., as described in B.S.

SITE WORKS

Generally:

The site works shall consist of the following:-

- (i) New site Entrance Road.
- (ii) New Roads and Paths shown within site.
- (iii) Sundry preparation of grounds for grass seeding.
- (iv) Site Boundaries.

New Site Entrance Road.

Construct new site entrance road over part of existing Church Lands as shown. Excavate to depths shown and lay and consolidate filling and cover with base course and finishing layer in tarmac, all to Engineer's Details.

The tarmac shall comply with B.S. 4987/1973.

The base course shall be 40mm thick, and the wearing coat a further 25mm.

New Roads and Paths within Site.

These to be all as above, with car parking spaces marked as shown.

Preparation of Grounds.

Remainder of site shown to be lawned, to be rotovated, raked and top soiled to a depth of 100mm and sprayed with approved lawn seed.

Site Boundaries:

The boundaries to the site proper will be formed with concrete posts and plastic coated chain link, 1.5m high.

The boundary between the new access road and the Church Grounds will be formed with concrete posts and plastic coated chain link to a height of 1,000m.

Pedestrian Paths.

Provide 1800 concrete path on route shown adjoining new access road. Concrete to be 125 mm thick laid on consolidated bed of broken brick or stone with expansion joints rolled on completion.

Drainage:

Carry out the complete drainage as shown on Architect's Drawings.

Piping to be rigid P.V.C. to conform with B.S. 3506, Class 2 with Neoprene moulded sockets for ring joints.

Provide all necessary gullies, Armstrong Junction's extends etc as required.

Pipes to be laid to true and even fall to provide proper gravity flow with self cleansing velocity.

Form manholes where shown with 215 conc. block walls built in cement mortar and plastered smooth internally with sand and cement, finished with steel float. Provide H.R. channels and bending to floor of manholes and 150 r.c. top trimmed for H.D. galvanized manhole cover.

RODENT CONTROL

Rodent Control

Precautions should be taken before and during operations to prevent infestations of new buildings, drains and sewers with rats. The following measures are to be taken for this purpose:-

1. BUILDING SITE

In the first instance, it should be ascertained if the site is infested and, if so, the land should be de-ratted before building operations commence. Then the following operations should be carried out:

- (i) All refuse should be removed from the site
- (ii) Old drains and other disused pipes should be either filled solid with concrete or, alternatively, dug up and the open ends of working drains sealed.
- (iii) Old foundations, cesspits, cavities, etc., should be backfilled with suitable hardcore, well consolidated and covered with a layer of concrete.

2. SEWERS AND DRAINS

- (i) During the laying of new drains and sewers, open pipe ends and manholes should be sealed against entry by rats when work is not in progress. This is particularly necessary at night time.
- (ii) Surface water pipes discharging into water course should be fitted with an anti-flood flap valve at the outlet.

3. CONSTRUCTION OF BUILDING

In order to prevent mouse infestation there should be no opening in excess of 6 mm and the outer walls of the building within 900 mm of the ground should be proofed against rats.

In this regard, attention is directed particularly to:-

- (i) Openings made for waste pipes, soil pipes, etc.
- (ii) Openings made for electric, telephone and TV cables.
- (iii) Openings made for ventilation plates and air bricks.
- (iv) The gap between the bottom of the external door and the threshold.

4. HYGIENE

It is essential that a good standard of hygiene be maintained on the site during the course of construction if rats are not to be attracted to it. It is recommended that:-

- (i) Waste food, empty food tins and other waste which might attract rats should be stored in bins with tightly fitting lids.
- (ii) Accumulations of old timber, old bricks, debris, etc. should not be allowed to accumulate, as these provide ideal harbourage for rats.
- (iii) Stocks of building materials, e.g. timber, bricks, etc. should be neatly stored.

5. COSTS

All costs incurred in connection with complying with this Section - 'Rodent Control' are deemed to be included in the general rates contained in the Bills of Quantities.

W, S.

12/1/93.

I was doing a reply to a
letter submitted by B. Canning
dated 30/4/93.

- ① I have to bring it to the
attention of R. J. Donald
- ② I notice that it is a
compliance you may wish to
follow-up. Lodged 10/12/92

Thanks

W.S.