

BYE LAW APPLICATION FEES

REF. NO.: 91A/2025 CERTIFICATE NO.: 17080
 PROPOSAL: Single Storey Veterinary Surgery
 LOCATION: Road of 173 Nutgrove Ave, D14
 APPLICANT: W. Hayden

10/20/12/91

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|-------|---|---|----------------------|--------------|-------------|----------------|------------------|
| CLASS | DWELLINGS/AREA LENGTH/STRUCTURE | RATE | AMT. OF FEE REQUIRED | AMT. LODGED | BALANCE DUE | RED. FEE APPL. | AMT. OF RED. FEE |
| A | Dwelling (Houses/Flats) | @ £55 | | | | | |
| B | Domestic Ext. (Improvement/Alts.) | @ £30 | | | | | |
| C | Building for office or other comm. purpose <u>980sq</u> | @ £3.50 per M ² or £70 | <u>85.75</u> | <u>85.75</u> | | | |
| 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 | @ £200 | | | | | |
| 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: [Signature] Grade: D17C Date: 6/1/92
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 2/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref... 91A/2025 Cert. No... 27490

PROPOSAL... Single Storey Veterinary Surgery

LOCATION... Road of P3 Nutgrove Ave, D14

APPLICANT... M. Hayden

| 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 m2 in excess of 300m2. Min. £40 | | | | |
| 4 | Metres <u>980m</u> | @£1.75 per m2 or £40 | <u>171.50</u> | <u>171.50</u> | | |
| 5 | x .1 hect. | @£25 per .1 hect. or £250 | | | | |
| 6 | x .1 hect. | @£25 per .1 hect. or £40 | | | | |
| 7 | x .1 hect. | @£25 per .1 hect. or £100 | | | | |
| 8 | | @£100 | | | | |
| 9 | x metres | @£10 per m2 or £40 | | | | |
| 10 | x 1,000m | @£25 per £1000m or £40 | | | | |
| 11 | x .1 hect. | @£5 per .1 hect. or £40 | | | | |

Column 1 Certified: Signed: [Signature] Grade D14 Date 6/1/92

Column 1 Endorsed: Signed: [Signature] Grade S.2 Date 2/1/92

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.2 Date 2/1/92

Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade S.2 Date 2/1/92

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *918/2025*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *1055 sqm*

MEASURED BY:

J. Y. 6/1/92

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

Standard

ENTERED IN CONTRIBUTIONS REGISTER:

*3528
2 6382
7014
782 ✓*

1055

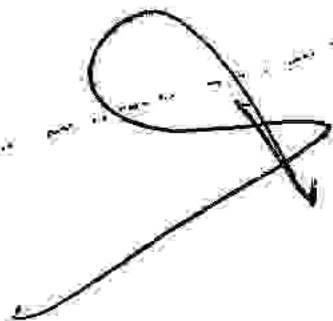
1000 @ 750

= 791.25
£ 792

DEVELOPMENT CONTROL ASSISTANT GRADE

Roads

*400 ie 2 @ 200
for roads
report*

17/2/92


Michael Rice,
3 Red Brick Terrace,
Annville Avenue,
Blackrock,
Co. Dublin.

Our Ref. RW/GC

Date: 18/6/92

Re; Proposed veterinary surgery at rear of 173 Nutgrove Avenue,
Rathfarnham, Dublin 16. Req.Ref. 91A/2025

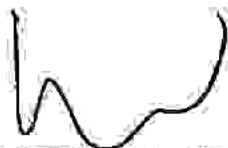
Dear Sir,

I refer to your letter dated 25/5/92 requesting a refund of part of Planning and Bye-Law Approval application fees paid in respect of the above application. Article 10 Subarticle 3 of the Local Government (Planning and Development)(Fees) Regulations 1984 provides that "A refund under this article shall be made on a claim in that behalf made in writing to the planning authority and received by them within (but not after) the period of two months beginning on the day of the giving of the decision by the Planning authority on the subsequent application."

As the decision on the above application was made on 18/2/92 and your claim for a refund, was not received until 16/6/92, no refund of planning application fees can be made on foot of this claim.

As a reduced fee (1/4 of the fee normally payable) was paid with the second building bye law application no further refund of fees can now be made. Should you require any further information on this matter you may contact the undersigned, telephone 724755 Ext. 234.

Yours faithfully,



PRINCIPAL OFFICER

EOH

ph: 280930

3 Red Brick Tee,
Annaville Avenue,
Blackrock,
Co Dublin.

May 25th 1992.

Mr. Richard Whelan,
Dublin County Council,
Planning Dept.
Fish Life Centre,
Le. Abbey St.
Dublin 1.

Re. Proposed Veterinary Surgery at
base of 173 Nutgrove Avenue, Rathfarnham, Dub 16.

Order No : P/681/92.
Planning : 91A/2025
Dated : April 2nd 1992.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
16 JUN 1992
RECEIVED

Dear Mr Whelan,

I am the architect for the above development.
I wish to apply for a three quarter refund of planning
and bylaws application fees due to a successful second
application.

The area of the building is 98 m² and
the full fee was paid in both categories each time.

Please do not hesitate to contact me should
you require further information.

Thank you for your attention.

Yours Sincerely
Michael Rice (B.Arch)

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Engineer,
Sanitary Services Dept.

Register Reference : 91A/2025

Date : 20th December 1991

Development : Erection of single-storey veterinary surgery approx.
area 98 metres square, parking here for 5 vehicles
with access on Whitehall Road

LOCATION : rear of 173 Nutgrove Avenue, Dublin 14

Applicant : Mr. William Hayden

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 20th December 1991

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

Date received in sanitary services : 9 JAN 1992

DUBLIN CO. COUNCIL
SAN SERVICES

FOUL SEWER

Available as indicated.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.02.92
10.10

SURFACE WATER

*Available as indicated, subject to adequate
gullies being provided to the Law park to the requirements
of the BBL dept.*

*W. Brown
4.2.92*

*J.R.
5/2/92*

DUBLIN CO. COUNCIL
SANITARY SERVICES
17 FEB 1992

Register Reference : 91A/2025

Date : 20th December 1991

ENDORSED _____ DATE _____

WATER SUPPLY... Available from the existing
public main on Rutledge Avenue. A separate
service will be necessary

VOSullivan
24/1/92.

[Signature]
24/1/92

ENDORSED *[Signature]* DATE 6/2/92

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date 19.02.92
Time 10.10

DUBLIN CO. COUNCIL
SANITARY SERVICES
17 FEB 1992
Returned *[Signature]*

P/681/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

| |
|--------------------|
| CONTRIBUTION: |
| Standard: £712 |
| F: £400 |
| S. Sats: |
| Open Space: |
| Other: |
| SECURITY: Standard |
| Bond / C.I.F.: |
| Cash: |

Register Reference : 91A/2025

Date Received : 20th December 1991

Correspondence : Michael Rice,
 Name and : 3 Red Brick,
 Address : Annville Avenue,
 Blackrock,
 Co. Dublin

Development : Erection of single-storey veterinary surgery approx.
 area 98 metres square, parking here for 5 vehicles with
 access on Whitehall Road

Location : rear of 173 Nutgrove Avenue, Dublin 14

Applicant : Mr. William Hayden

App. Type : Permission

Zoning : A - City Plan

Floor Area : 98 sq.metres

WS
(MOS/DK)

Report of the Dublin Planning Officer dated 11th February, 1992.

This application is for PERMISSION. The proposed development consists of the erection of single storey veterinary surgery approximate area of 98 sq. m., at rear of 173, Nutgrove Avenue, Dublin 14, parking area for 5 vehicles with access on Whitehall Road.

PLANNING HISTORY

Reg. Ref. 90A-0838: Permission refused by Dublin County Council for a proposed new two storey house on site adjoining 173, Nutgrove Avenue (decision order P/3085/90 dated 12th July, 1990).

Reg. Ref. 90A-1674: Permission granted by Dublin County Council for proposed new two storey house on site adjoining 173, Nutgrove Avenue with entrance off Whitehall Road (decision order P/5176/90 dated 15th November, 1990).

Reg. Ref. 91A-1640: Permission refused by Dublin County Council for the erection of a single storey veterinary surgery approximate area 98 sq. m. at rear, parking here for 5 vehicles with access onto Whitehall Road (decision order P/5481/91 dated 5th December, 1991).

The reason for refusal was:

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2025

Page No: 0002

Location: rear of 173 Nutgrove Avenue, Dublin 14

"The proposed development provides for inadequate access arrangements, off street car parking facilities and internal circulation space. While 5 no. off street spaces are provided to serve the existing house and the proposed surgery, no turning areas are provided for within the site, nor is the proposed entrance onto Whitehall Road splayed. The proposed development would result in on street car parking and an increase in traffic turning movements in close proximity to a heavily trafficked major road junction, which would seriously hinder traffic flow at this junction and would endanger public safety by reason of traffic hazard."

SITE

The site is located at the junction of Whitehall Road and Nutgrove Avenue. It is zoned 'A' in the 1980 City Development Plan with the objective "to protect and/or improve residential amenities." A veterinary surgery is not a land use referred to in the land use matrix contained in the city development plan, although medical and related consultants are land uses which are "open for consideration" in 'A' zones.

There is an existing privet hedge along the western boundary of the site and there are mature trees inside part of the roadside boundary of the site. It is proposed to retain the hedge and trees as part of the development.

PROPOSAL

The proposed surgery is located to the rear of No. 173, Nutgrove Avenue with vehicular access onto Whitehall Road. The surgery maintains a 6 metre building line with Whitehall Road. It is a single storey structure with a hipped roof and brick external finish. Six no. off street car parking spaces are provided for. In the extensive covering letter submitted as part of the application, it is stated that the applicant has a contract to purchase the freehold interest in the property. It is intended that the applicant would practise from the proposed surgery and use no. 173 as his residence.

Accommodation in the proposed surgery comprises a reception area, consulting room, recovery room, procedural room, staff room, office and w. c.

It is stated that it is not proposed to keep animals on the premises over night.

It is proposed to sound proof the recovery room, where the animals will be kennelled.

An X-ray unit is provided for in the consultation room. It is proposed to dispose of waste products in a specialist secure container which will be collected and disposed of by a specialist disposal company. Finally, animal remains will be stored in a deep freeze until collection for burial on a weekly basis.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2025

Page No: 0003

Location: rear of 173 Nutgrove Avenue, Dublin 14

The agent for the applicant states that it is proposed to operate the veterinary surgery on an appointment system at all times, with each client being allotted a 15 minute appointment schedule, which will result in not more than four clients per hour attending the surgery.

The present proposal differs to the development proposed and refused permission under Reg. Ref. 91A-1640 in the following respects:

1. The proposed surgery has been relocated approximately 2.5 metres to the north of the site.
2. 6 no. car parking spaces have been provided for, instead of the 5 originally proposed under Reg. Ref. 91A-1640. 5 of these spaces have been provided for to the south of the proposed surgery in a different location to that originally proposed.

REPORTS

The Roads report dated 24th January, 1992, states that the proposed level of car parking provision and the proposed car parking layout should be adequate to meet proposed business requirements. The Roads Department recommend that a roads contribution of £400.00 (i.e. 2 x £200) be levied on the applicant.

The Sanitary Services report dated 26th November, 1991, on the earlier application (Reg. Ref. 91A-1640) stated that the Sanitary Services Department had no objection to the proposed development.

There is no report available from the Supervising Environmental Health Officer at the time of writing. The Supervising Environmental Health Officer had no objection to the earlier application subject to conditions.

PLANNING ASSESSMENT

The applicant has addressed the reason for refusal stated in the earlier application (Reg. Ref. 91A-1640).

The proposed development will not cause overlooking or overshadowing of the adjoining property to the west. Adequate private open space to serve the residents of no. 173, Nutgrove Avenue, is available to the front, side and rear of the existing house.

The proposed development is considered acceptable from a planning point of view.

It will not reduce the residential amenities of adjoining properties.

no returns of objection have been received.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2025

Page No: 0004

Location: rear of 173 Nutgrove Avenue, Dublin 14

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

CONDITIONS / REASONS

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

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

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

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

03 That a financial contribution in the sum of £ 792 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

04 That the surgery be operated ~~only~~ by a veterinary surgeon in residence in the dwelling ^(see No 173 Nutgrove Avenue) of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.

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

05 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The size of the proposed surface water drain should be agreed with the Sanitary Services Department prior to the commencement of development.

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

06 The applicant is to ascertain the requirements of the Supervising

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2025

Page No: 0005

Location: rear of 173 Nutgrove Avenue, Dublin 14

Environmental Health Officer prior to the commencement of development and adhere to these requirements in the course of the development. The disposal of clinical and domestic waste is to be strictly in accordance with the requirements of the Supervising Environmental Health Officer.

only NOTE: The applicant should note that the proposed development must adhere to the Office Premises Act, 1958 and the regulations made thereunder, and the Safety Health & Welfare at Work Act, 1989.

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

07 The flue from the gas boiler is to be located 3 feet from the nearest window and 3 feet above nearest window.

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

08 A 1.8 m. high boundary is to be constructed to the rear of car parking spaces nos. 2, 3, 4, 5 and 6 and to the side of car parking spaces nos. 4 and 5. This wall is to be properly capped and rendered.

REASON: To provide a screen to the private garden attached to house no. 173.

09 All car parking spaces are to measure 2.4 metres x 4.8 metres in ^{dimension} area.

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

10 No animals are to be kept at the premises overnight.

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

11. That only one veterinary surgeon shall operate from the premises. Reason: In order to control the amount of commercial activity in the premises which is located in a residentially zoned area.

12. That prior to the commencement of development, the applicant is to ascertain the requirements of the Chief Fire Officer and to adhere to these requirements in the course of the development.
Reason: In the interest of the proper planning and development of the area.

only 13. That ^{the applicant pay} a financial contribution of €1000 towards road improvement / traffic management schemes in the area which will facilitate the proposed development.
This contribution is to be paid prior to commencement of development on site.


COMHAIRLE CHONTAE ÁTHA CLIATH


Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2025

Page No: 0006

Location: rear of 173 Nutgrove Avenue, Dublin 14

Endorsed: 
for Principal Officer

 Richard Carrivick. SEP.
for Dublin Planning Officer 17/2/92

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 (1,3) conditions set out above is hereby made.

Dated : 18th FEBRUARY 1992


ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

DUBLIN COUNTY COUNCIL

REG. REF: 91A-2025
DEVELOPMENT: Vetinary surgery
LOCATION: Rear 173 Nutgrove Avenue, Dublin 14
APPLICANT: William Hayden
DATE LODGED: 20.12.91

The proposal is for a vetinary surgery with access onto Whitehall Road. A house on this site was previously refused permission for reason of traffic hazard. (Reg. Ref. 90A/838). Subsequently, permission was granted for house (Reg. Ref. 90A/1674). The applicant proposes 6 off-street parking spaces to serve the development.

Previous Roads reports apply dated 26.6.90 and 15.11.90.

See also Roads report of 11.11.91, Reg. Ref. 91A/1640 in respect of a vetinary surgery. The revision of car parking layout and numbers should be adequate to meet business requirements.

Road Contribution = £400 required (i.e. 2 x £200).

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 30.01.92
Time 12.30

GC/MM
24.1.92

SIGNED: _____

DATE: _____

ENDORSED: Y. B. k

DATE: 24/1/92

Mr. A. Hinchy.
Senior Executive Draughtsman/Technician

RE: Surgery at rear of 173 Nutgrove Ave D14

REG. REF.: 91A/8025

RE: LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) (FEES AND AMENDMENT)
REGULATIONS, 1983 - ARTICLE 6.1

A reduced fee (i.e. 1/2) has been paid in respect of the above application.
Please confirm this is the correct fee under Article 6.1 of the Local
Government (Planning and Development) (Fees and Amendment) Regulations, 1983.
File Reg. Ref.: 91A/1640 on which a full fee was paid is attached.


Richard Whelan,
Staff Officer,
Registry Section.

Mr. R. Whelan,
Registry Section.

No alteration to site layout.
J. Y.
6/1/92.

A. Hinchy.
Senior Executive Draughtsman/Technician

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/Approval

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

To Michael Rice, Decision Order P/681/92 - 18.02.1992
3 Red Brick, Number and Date 91A/2025
Annville Ave., Blackrock, Register Reference No.
Co. Dublin. Planning Control No. 20.12.1991
Application Received on
Applicant William Hayden,

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/Approval for:-
erection of single-storey veterinary surgery approx. area 98 metres square, parking here for 5 vehicles with access on Whitehall Road at rear of 173 Nutgrove Ave., Dublin 14.

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 a financial contribution in the sum of £792. 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. | 3. 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


For Principal Officer

Date

18/2/92

IMPORTANT: Turn overleaf for further information

| CONDITIONS | REASONS FOR CONDITIONS |
|---|--|
| <p>4. That the surgery be operated by a veterinary surgeon in residence in the main dwelling (i.e. no. 173 Nutgrove Avenue), of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.</p> | <p>4. In the interest of the proper planning and development of the area.</p> |
| <p>5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. The size of the proposed surface water drain should be agreed with the Sanitary Services Department prior to the commencement of development.</p> | <p>5. In the interest of the proper planning and development of the area.</p> |
| <p>6. The applicant is to ascertain the requirements of the Supervising Environmental Health Officer prior to the commencement of development and adhere to these requirements in the course of the development. The disposal of clinical and domestic waste is to be strictly in accordance with the requirements of the Supervising Environmental Health Officer.</p> | <p>6. In the interest of the proper planning and development of the area.</p> |
| <p>7. The flue from the gas boiler is to be located 3 feet from the nearest window and 3 feet above nearest window.</p> | <p>7. In the interest of the proper planning and development of the area.</p> |
| <p>8. A 1.8m. high boundary is to be constructed to the rear of car parking spaces nos. 2, 3, 4 5 and 6 and to the side of car parking space nos. 4 and 5. This wall is to be property capped and rendered.</p> | <p>8. To provide a screen to the private garden attached to house no. 173.</p> |
| <p>9. All car parking spaces to measure 2.4 metres x 4.8 metres in dimensions.</p> | <p>9. In the interest of the proper planning and development of the area.</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:—
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/Approval

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

To Michael Rice, Decision Order P/681/92 - 18.02.1992
 3 Red Brick, Number and Date 91A/2025
 Annville Ave., Blackrock, Register Reference No.
 Co. Dublin, Planning Control No. 20.12.1991
 Application Received on
 Applicant William Hayden.

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/Approval for:-
 erection of single-storey veterinary surgery approx. area 98 metres square; parking here for 5 vehicles with access on Whitehall Road at rear of 173 Nutgrove Ave., Dublin 14.

SUBJECT TO THE FOLLOWING CONDITIONS

| CONDITIONS | REASONS FOR CONDITIONS |
|---|---|
| 10. No animals are to be kept at the premises overnight. | 10. In the interest of the proper planning and development of the area. |
| 11. The only one veterinary surgeon shall operate from the premises. | 11. In order to control the amount of commercial activity in the premises which is located in a residentially zoned area. |
| 12. That prior to commencement of development, the applicant is to ascertain the requirements of the Chief Fire Officer and to adhere to these requirements in the course of the development. | 12. In the interest of the proper planning and development of the area. |

Signed on behalf of the Dublin County Council



For Principal Officer

18th February, 1992.

Date

IMPORTANT: Turn overleaf for further information

| CONDITIONS | REASONS FOR CONDITIONS |
|--|--|
| <p>[The content of this table is extremely faint and illegible due to the quality of the scan. It appears to be a grid for recording conditions and reasons for those conditions.]</p> | <p>[The content of this table is extremely faint and illegible due to the quality of the scan. It appears to be a grid for recording conditions and reasons for those conditions.]</p> |

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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 for 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/2025

Date : 20th December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Erection of single-storey veterinary surgery approx.
area 98 metres square, parking here for 5 vehicles
with access on Whitehall Road

LOCATION : rear of 173 Nutgrove Avenue, Dublin 14

APPLICANT : Mr. William Hayden

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 20th December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Michael Rice,
3 Red Brick,
Annville Avenue,
Blackrock,
Co. Dublin



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place / in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building REAR OF NO 173, NUTGROVE AVENUE, DUBLIN 14
(If none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) MR. WILLIAM HAYDEN.

Address KILLAVENEY, TINAHELY, CO. WICKLOW Tel. No. (0402) 34865

4. Name and address of MICHAEL RICE, 3 RED BRICK, ANNAVILLE AVE, BLACKROCK, CO DUBLIN.
person or firm responsible for preparation of drawings Tel. No. 2835169

5. Name and address to which MICHAEL RICE - 3 RED BRICK, ANNAVILLE AVE, BLACKROCK
notifications should be sent CO. DUBLIN

6. Brief description of proposed development SINGLE STOREY VETERINARY SURGERY.

7. Method of drainage SEWERAGE & SURFACE WATER DRAINS Source of Water Supply MAINS

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

(b) Proposed use of each floor N/A

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

11.(a) Area of Site 500 m² Sq. m.

(b) Floor area of proposed development 98 m² Sq. m.

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

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

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

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
DRAFT BUILDING REES HAVE BEEN FULLY TAKEN INTO ACCOUNT.

15.List of documents enclosed with NOTICE IN PAPER - COVER LETTER - OUTLINE SPECIFICATION.

DUBLIN COUNTY COUNCIL
Permission sought by Mr. William Hayden for erection of single storey Veterinary Surgery approx. area 98 metres², at rear of 173 Nutgrove Ave., Dublin 14, parking here for 5 vehicles with access on Whitehall Road.
LOCATION - R1000 - L(00)01 (SITE PLAN) - L(00)02.
ANS ETC.) L(00)03 - (SECTION & DETAILS) L(00)04.

16.Gross floor space of development (See back) 98 m² Sq. m.

No of dwellings proposed (if any) N/A Class(es) of Development CLASS 4 & CLASS C

Fee Payable £ 257.25 Basis of Calculation £171.50 (PLANNING) & £85.75 (BYE LAW) & (1/3 PREVIOUS AMOUNT)

If a reduced fee is tendered details of previous relevant payment should be given
PREVIOUS PAYMENT FOR APPLICATION 91A/1640 = £514.50 [£171.50 PLANNING & £343.00 BYELAW]

Signature of Applicant (or his Agent) William Hayden Date DECEMBER 19th 1991

Application Type P/B

Register Reference 91A/2025

Amount Received £

Receipt No 22-7

Date

FOR OFFICE USE ONLY

2.16.4

RECEIVED
20 DEC 1991
REG. SEC.

19/12/91
Kerr
Herald

20/2
171.50
154.75

85.75
13

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

COMHAIRÉ CHONTAE ÁTHA CLIATH

PAID BY — 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 54171

- CASH
- CHEQUE ✓
- M.O.
- B.L.
- C.T.

£171.50

Received this 20th day of December 1991

from W. Hayden
Kinlaveney
Tinahely

the sum of one hundred and seventy one Pounds

fifty Pence, being for tax
planning application at 173 Nutgrove Ave.

Walter O'Connell Cashier

S. CAREY
Principal Officer Class 4

COMHAINE CHONTAE ATHA CLIATH

RECEIPT CODE

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

BYE LAW APPLICATION

REC. No. N 54413

£ 85.75

Received this

20th

day of

December

1991

from

D. Hayden
Tinlaverney
Tinahely

the sum of

eighty five

Pounds

twenty five

Pence, being

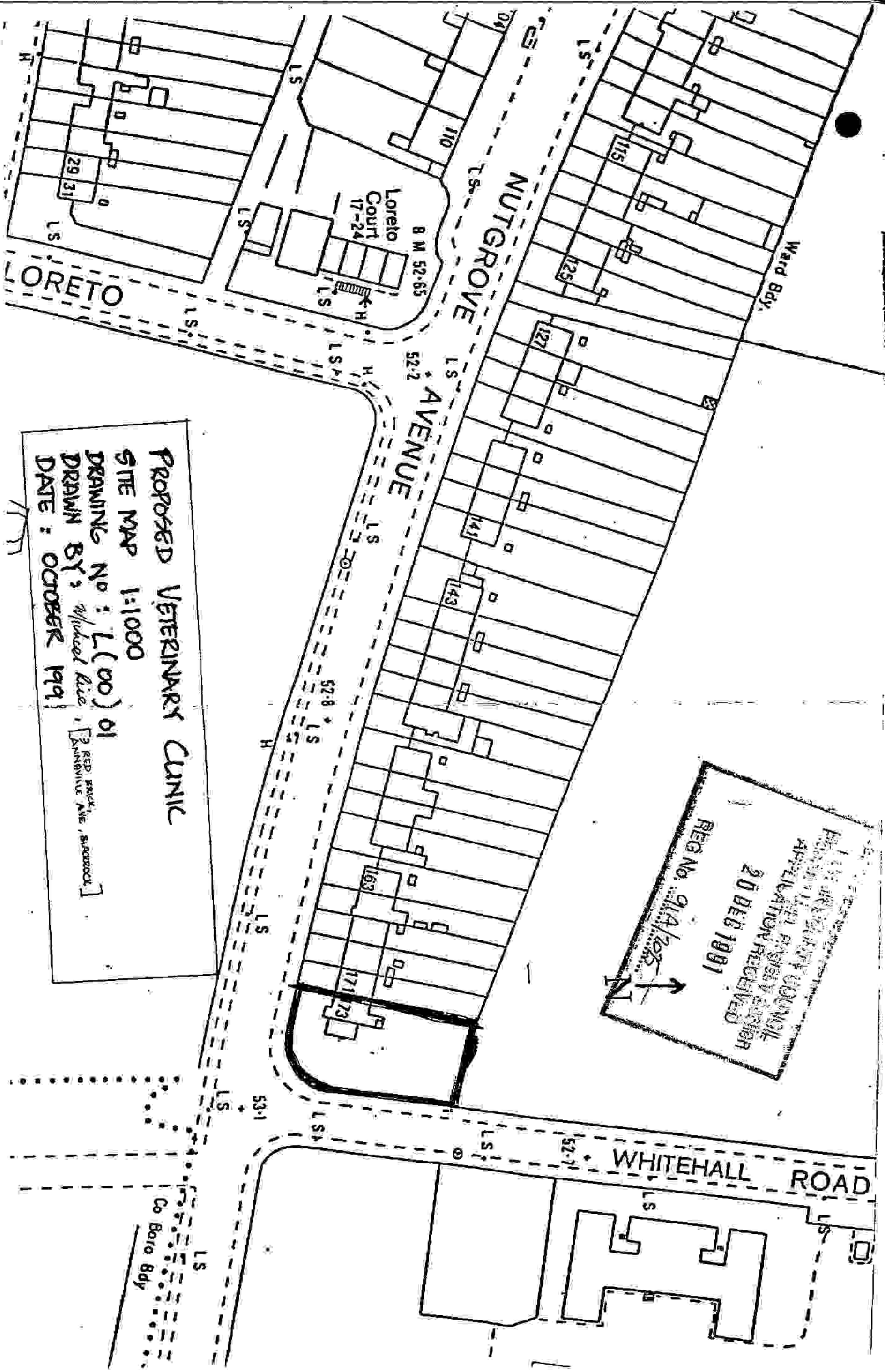
bye-law application at 173 Nutgrove Ave

Hodges

Cashier

S. CAREY
Principal Officer

SCC



PROPOSED VETERINARY CLINIC
 SITE MAP 1:1000
 DRAWING NO: L(00) 01
 DRAWN BY: *M. J. [unclear]*
 DATE: OCTOBER 1991

REG. NO. 91/4/205
 APPLICATION RECEIVED
 20 DEC 1991

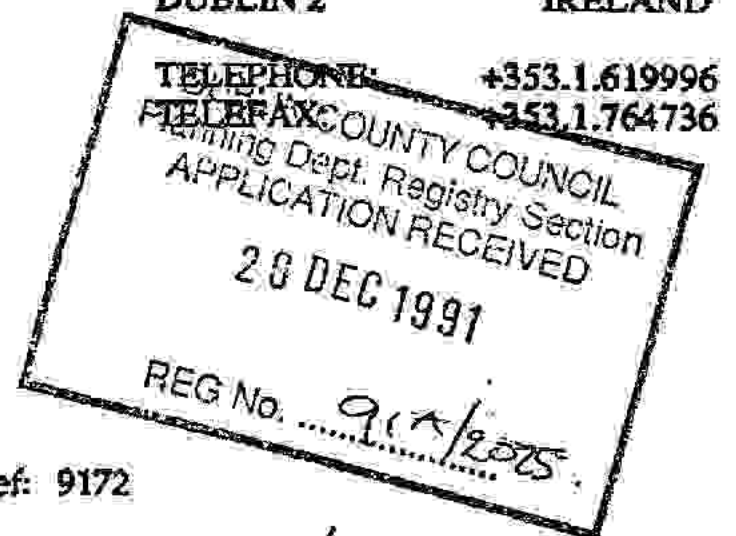
RED BRICK
 SANDWICH AVE. SURROUNDS

McHUGH CONSULTANTS

CHARTERED TOWN PLANNER
DEVELOPMENT CONSULTANT

4 MOUNT STREET CRESCENT
DUBLIN 2 IRELAND

TELEPHONE: +353.1.619996
TELEFAX: +353.1.764736



The Principal Officer,
Planning Department,
Dublin County Council,
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 9172

PREVIOUS APPLICATION REF : 91A / 1640.

19 December 1991

RE: THE LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT)
ACTS 1963 TO 1990 AND THE STATUTORY REGULATIONS.

PLANNING APPLICATION FOR ERECTION OF SINGLE STOREY
VETERINARY SURGERY APPROXIMATELY 98 SQ. METRES AT
REAR OF NO. 173 NUTGROVE AVENUE, PARKING FOR 5 VEHICLES
WITH ACCESS ON WHITEHALL ROAD, DUBLIN 14.

Dear Sir,

On behalf of Mr. W. Hayden, Killaveney, Tinahally, Co. Wicklow we hereby apply for full planning permission in respect of the above development. Our client has contracted to purchase the Freehold interest in this property and intends to practice from the proposed veterinary surgery, and to use no. 173 as a residence. According to the 1980 Dublin City Development Plan the proposed development is located in an area where the zoning objective is "to protect and/or improve residential amenities". According to table 3.3.1 of the Statutory Development Plan, medical and related consultants is a use which is open for consideration in this area. According to the Dublin County Draft Development Plan 1991, the subject site is located in an area where the use zoning objective is "to protect and improve residential amenity". According to table no. 3.3 of the written statement, a veterinary surgery is "open for consideration" in this area. It should also be noted that directly opposite the subject site, on Whitehall Road lands here are zoned "to provide for industrial and related uses". This is the Premier Dairies premises.

Our client is a qualified and experienced veterinary surgeon, and he has identified a demand for a veterinary practice serving this part of the south Dublin suburbs. At present the nearest veterinary surgeries are in Tallaght, Ranelagh, Terenure, Rathfarnham, and Blackrock. The proposed surgery in this location would provide an important community facility, and the proposed development would be in accordance with the proper planning and development of this area including the preservation and improvement of existing residential amenities.

By order dated 20th December 1990, Dublin County Council granted full planning permission for a new two storey house on the subject site, which was described as adjoining 173 Nutgrove Avenue, with a vehicular entrance off Whitehall Road. The register reference no. for that permission is 90A/1674. Condition No. 7 of that planning permission required

DIRECTORS: BERNARD McHUGH BA MSc DipLS DipTP RTPI MIPI Barrister-at-Law
THOMAS McHUGH BE CEng MIEI AMIMunE

McHUGH CONSULTANTS IS A LIMITED LIABILITY COMPANY REGISTERED IN IRELAND NO. 160191

that the existing vehicular entrance to no. 173 Nutgrove Avenue be closed and the boundary made good prior to the occupation of the approved house. The reason for this was in the interest of traffic safety. A new vehicular entrance was proposed and accepted by Dublin County Council at the furthest point along Whitehall Road from the junction with Nutgrove Avenue. The proposed vehicular entrance in this application is located in the same position. The centre of this vehicular access would be located some 38 metres north of the junction of Whitehall Road and Nutgrove Avenue.

The proposed development comprises a single storey brick finish building with a tiled ridged roof. The choice of a single storey building is in order to safeguard existing residential amenities of adjoining houses here. Accommodation in the proposed surgery incorporates a reception/waiting area, toilet and ventilated lobby, office, storage/staff room, procedure room, recovery room, consultation room and dark room. Access for the disabled is also included in the proposed design. No windows are proposed overlooking the adjoining rear garden of no. 171 Nutgrove Avenue. It is proposed to close off the existing vehicular entrance near the corner with Nutgrove Avenue permanently. The new vehicular entrance which is located in the north east corner of the site, comprise a pair of inward opening gates with a 4 m. approx. wide opening. Car parking is provided on site for 5 vehicles as shown in the lodged drawings. The existing front garden of the property on Nutgrove Avenue is to be retained, and enhanced with additional planting as indicated in drawing no. L (00) 02 which is part of this application. The paved area including the proposed car parking spaces will have a tarmac finish.

Within the veterinary surgery building, the kennel area is located within the animal recovery room and the entire area will be sound proofed to 62 dB(A) on the external walls, and 60 dB(A) on the inside walls of the two kennels here. It is not proposed to keep animals in the premises over night, and these kennels are merely for recovery of animals after procedures during the day time.

It is proposed to operate the veterinary surgery on an appointment system at all times. This will mean that one client will be allotted a 15 minute appointment schedule, which will result in not more than four clients per hour attending the surgery. This in turn would regulate traffic turning movements to of the order of only four vehicle movements per hour. As part of the diagnostic equipment within the surgery, an x-ray unit will be positioned in the consultation room. The unit will be fixed to an outside wall and only point downwards when in use. This unit will have a collimated beam, and the dividing wall between the consultation room and the waiting area will be plastered with special x-ray plaster to a level exceeding safety standards as specified by Eolas to the appropriate Irish standard. Waste products comprising needles, glass, blades etc. will be disposed of in a specialist secure container. This is the *Sharpack* system and containers are collected and disposed of by a specialist disposal company. All chemicals embodied in the x-ray film processing are sold back to the supplier for extraction of silver. Bodies of animals euthenased in the surgery will be stored in a deep freeze in sealed plastic bags and collected for burial by the Pet Cemetery in Enniskerry, Co. Wicklow on a weekly basis, by prior appointment with the veterinary surgeon or as required. All floor surfaces will be washable, and all soiled bedding and other similar materials will be placed in sealed bags which in turn are placed in refuse disposal bags which are double sealed. These are disposed of through the municipal waste collection and disposal system.

No smells are expected to emanate from the building due to the double sealing of all refuse, the freezer units provided, and the strict procedures for cleaning and disinfection of all surfaces including the area surrounding the proposed building.

There is a large privet box hedge dividing no. 173 and no. 171 Nutgrove Avenue along the back boundary. This is to be preserved in its entirety. A rear garden area of approx. 14 metres in length is being retained in connection with the continued use of no. 173 Nutgrove Avenue as a dwelling.

The following documents are enclosed with this application:-

Statutory newspaper notice (full page enclosed)

Completed planning application form

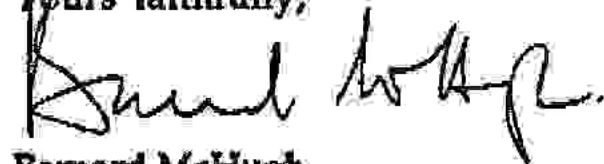
Planning fee of £173.25

4 no. copies of the relevant drawings - site location plan, site plan, plans sections and elevations.

Outline specification 4 copies.

We look forward to an early and favourable decision on this application.

Yours faithfully,



Bernard McHugh,
McHUGH CONSULTANTS.

OUTLINE SPECIFICATION



PROPOSED VETERINARY CLINIC

at rear of 173 Nutgrove Avenue, Dublin 14
for Mr William Hayden

October 1991

1.0 Preliminaries

1.1 Scope of work

The work consists of the erection of a single story veterinary surgery for small animals, approximate area 98 sq. metres.

1.2 Site

The site of the proposed building is located in the side garden of the end of terrace house at 173 Nutgrove Avenue, Dublin 14.

2.0 Substructure

2.1 Foundations

Foundations to be concrete strip foundations to engineers specifications.

2.2 Floors

Floors to be 150 mm concrete slab on expanded polystyrene on 1000 gauge visqueen DPM lapping DPC on wall on 50 mm sand blinding on 150 mm hardcore (well compacted).

3.0 Walls

3.1 External walls

These shall be cavity walls - inner leaf of 100 mm solid block; outer leaf of 100 mm brickwork with a 100 mm cavity clear. The leaves are to be tied together with stainless steel wall ties.

3.2 Internal solid partitions

These shall be of solid block in strong gauge mortar 100 mm as indicated on L (00) 03.

3.3 Internal stud partitions

Studs shall be 100 x 44 mm @ 400 c/c with head and sole pieces 100 x 44 fixed to floor and ceiling joists.

3.4 Internal soundproof walls around recovery room

This shall be a 200 mm Gyproc Metal Stud separating wall - Inner layer of 19mm Gyproc plank and outer layer of 12.5 mm Gyproc wallboard on each side of a wall formed from a twin framework of 48 mm Gyproc metal studs @ 600 mm centres with cross bracing at mid height - see L (00) 03. 25 mm Gypglass 1200 in the cavity. This construction lends itself to a sound insulation property of 61 dB's in accordance with BS 5821, Part 1, 1984.

4.0 Roof Structure

Roof structure to consist of Fink trusses of a 25 degree pitch at 400 mm centres - hipped at both ends.

4.1 Roof finish

Redland tiles to be used, (slate grey colour).

4.2 Ceiling finish

Gyproc 12.8 mm plasterboard nailed to underside of fink trusses.

5.0 Drainage

5.1 Sewerage system

The existing County Council sewer drain runs along the back of the houses. The new system keys into this system.

5.2 Surface drainage

The existing Council surface water drain runs along the front of the houses. The surface water and rain water from the new building keys into this system.

6.0 Heating

6.1 Heating system

A gas fired central heating system is to be used, gas connections by An Board Gáis, to be coordinated by the contractor.

6.2 Radiators

Radiators are to be placed in each room - the size of each to be determined by heating specialist.

7.0 Ventilation

7.1 Air vents

All rooms to have an air vent (215 x 215 mm) at high level.

7.2 Mechanical ventilation

The dark room and the recovery room are to be mechanically ventilated.

8.0 Site Works

8.1 The driveway and the parking spaces (5 number) are to be tarmacadam finish, retaining existing trees and shubbery, as shown on drawing number L (00) 02.