

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 209

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 28/5/91 <hr/> <hr/>	CCB Muldown Rec permission be granted if chickens welfare taken into account. Would they be OK in a Portacabin Appendage to a shopping area.		

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A209

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P 26TH MAR 1991</p> <hr/> <hr/> <hr/>	<p>CEC Ormond has Reservations — Commercial use Residential area</p> <p>Wlet by CEC Muldoon</p>		

91A/0209

CERTIFICATE NO:

24316

PROPOSAL: Retain Portacabin for Creche Room
LOCATION: 24 Barton Drive
APPLICANT: Carmel Grant

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	2232					
	2216					
	2200					
metres: 26.0m ²	221.75					
x .1 hect.	2225					
x .1 hect.	2216					
x .1 hect.	2216					
x .1 hect.	2216					
x .1 hect.	2216					
x .1 hect.	2216					
x .1 hect.	2216					

45.50 = 45.50

J. Grant DHE 22/2/91

[Signature]

S.O. 21/2/91

Column 1 Certified: Signed: _____ Date: _____
Column 1 Endorsed: Signed: _____ Date: _____
Columns 2,3,4,5,6 & 7 Certified Signed: _____ Date: _____
Columns 2,3,4,5,6 & 7 Endorsed Signed: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/209

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

280m²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y. 22/2/91

DEVELOPMENT CONTROL ASSISTANT GRADE

STD. $\frac{280 \times 750}{10000} = 210.00$

W.E. 26/8/92

M

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0209

Date Received : 20th February 1991

Applicant : Carmel Grant,

Appl.Type : PERMISSION

Development : retain portacabin type creche room

LOCATION : 24 Barton Drive, Rathfarnham

O.S. REFS.

22/11			
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AREA REFERENCE

S	S	1	0	0	4
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HISTORY

85A/109				

FEE CERTIFICATE NO. _____

FEE CLASS

--	--	--	--

MEASUREMENT FOR FEES

--	--	--	--

SIGNED

DATE

SENIOR EXECUTIVE DRAUGHTSMAN

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED _____

GRADE _____

DATE _____

P/4042/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

SOUTH DUBLIN

CONTRIBUTION:	
Standard:	2210
Roads:	
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.F.:	
Cash:	

166

Register Reference : 91A/0209

Date Received : 2nd July 1992

Correspondence : James A. Delahunty, Architect,
 Name and : 122 Merrion Road,
 Address : Ballsbridge,
 Dublin 4.



Development : retain portacabin type creche room

Location : 24 Barton Drive, Rathfarnham

Applicant : Carmel Grant,

App. Type : Permission

Zoning : A

Floor Area : 26 sq.metres

(MOS/BB)

Report of Dublin Planning Officer dated 19th August, 1992.
 This is an application for PERMISSION for the retention of a porta-cabin creche room at 24 Barton Drive, Rathfarnham for Carmel Grant.

PLANNING HISTORY

Reg. Ref. ZA.259. Permission was granted by Dublin County Council for proposed retention of existing shop and stores at 24 Barton Drive, Rathfarnham (Dec. Order P/1276/84, dated 04.05.84).

Reg. Ref. 85A/109. Permission was granted by Dublin County Council for the retention of change of use of ground floor to montessori school and new boundary walls at 24 Barton Drive, Rathfarnham (Dec. Order P/2005/85, dated 27.03.85).

Reg. Ref. 87B/406. Permission was granted by Dublin County Council for proposed domestic extension at first-floor level to 24 Barton Drive.

Reg. Ref. 88B/226. Permission was granted by Dublin County Council for proposed first-floor domestic extension and new external stairs to same at 24 Barton Drive, Rathfarnham.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0209

Page No: 0002

Location: 24 Barton Drive, Rathfarnham

A warning notice and an enforcement notice have been served in relation to the portocabin unit. The portocabin unit was locked and unoccupied at the time of my original site inspection which was during the school holiday (03.04.91). The portocabin unit which it is proposed to retain is located in the existing enclosed yard to the side of No. 24. The southern and western sides of the portocabin are located against an existing boundary wall and the side wall of a garage respectively.

The site is zoned 'A' in the County Development Plan where it is the objective of the Planning Authority "to protect and/or improve residential amenity".

No. 24 is one of 6 units comprised of 2 small terraces where are all in commercial use at ground floor level.

No. 24 has a creche/montessori school in operation at ground floor level.

The following Additional Information was requested of the applicant in a letter dated 18th April, 1991, with regard to the following:-

1. The applicant is requested to submit evidence to the Planning Authority demonstrating that the proposed development complies with the requirements of the Chief Fire Officer, and would not represent a fire hazard. The applicant should consult with the Chief Fire Officer, (Tel. 773066), prior to the submission of this information.

The applicant in response to the request for Additional Information has submitted a letter stating the Fire Officer's requirements.

At the date of my site inspection on 14th August, 1992, the room contained a small pool table and small table tennis table and 1 sink unit.

The proposed development is acceptable subject to the following:-

(1) the applicant complying strictly with the Fire Officer's requirements prior to the occupation of the room (ii) the number of children in the room being restricted to 8 children and (iii) the permission being limited to 3 years.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following (6) conditions :-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0209

Page No: 0003

Location: 24 Barton Drive, Rathfarnham

CONDITIONS / REASONS

01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 2nd July 1992 save as may be required by the other conditions attached hereto.

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

02 That the requirements of the Chief Fire Officer as outlined in letter dated 25th June, 1992, from Dublin Corporation to the agent for the applicant (and submitted as additional information on 2nd July, 1992) be strictly complied with prior to the occupation of the portacabin as a creche. Items Nos. 1-7 of that letter are to be complied with in full prior to the occupation of the portacabin. No rubbish or any matter at all is to be stored beneath the portacabin unit.

REASON: In the interest of fire safety.

03 Prior to the occupation of the portacabin as a creche, the applicant is to ascertain and comply with the detailed requirements of the Supervising Environmental Health officer.

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

04 The number of children occupying the portacabin unit is to be limited to eight at the most.

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

05 That the structure shall be removed on or before the 30th August, 1995, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.

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

(see Cond no. 6 over)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0209

Page No: 0004

Location: 24 Barton Drive, Rathfarnham

- 06 That a financial contribution in the sum of £210.00 be paid by the proposer to the Dublin County Council towards the 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: In the interest of the proper planning and development of the area.

Richard Cummins SEP
.....
for Dublin Planning Officer

27/8/92 Endorsed:

[Signature]
.....
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the (6) conditions set out above is hereby made.

27th August, 1992.

Dated :

[Signature]
.....
ASSISTANT COUNTY MANAGER / APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 17/8/92 (CM.4123)

17/Aug/92.

I spoke to Dan
Fitzgerald (Fire officer
for Rathfriland area) 17/8/92

He checked the file. He said that
didn't deal with the
premise but that Dennis Kelly
did. Mr Kelly is away on holidays.

He confirmed that ^{as opposed} the
points covered in the
letter dated 25.6.92

were sufficient to ensure
that fire safety
was maintained in the
Poncaabin/Creche.

He noted that he wasn't
sure whether the fire

official dealing with
the premise ~~has~~ (Mr
Dennet Kelly) had
specifically examined
the Pontocabin although
there was a drawing on
the showing the Pontocabin
(drawing no 20)

He said that the
standard conditions
requiring the applicant to
comply specifically
with the detailed reqs.
of the fire officer
was adequate should
be attached to any
permission.

M O Bree

17 / aug 1912

Mr. James A. Delahunty,
Architects -Interior Designers,
122 Merrion Road,
Ballsbridge,
Dublin 4.

91A-0209

22nd June, 1992.

Re: Proposed retention of portacabin type creche room at 24 Barton Drive, Rathfarnham, Co. Dublin for Carmel Grant.

Dear Sir,

I refer to your letter of the 5th June, in the above regard.

Having regard to the nature and type of this development and especially the involvement of small children the Council is not disposed to making a decision along the lines suggested in your letter in the absence of a report on the structure by the Chief Fire Officer.

Notwithstanding the above, if you wish this application to be determined please advise accordingly.

Yours faithfully,

for Principal Officer.

EO'H/BB

JAMES A. DELAHUNTY
ARCHITECTS - INTERIOR DESIGNERS
122 Merrion Road Ballsbridge Dublin 4
Telephone 01. 2693325 / 088.554516 Fax 01. 2837972

James A. Delahunty Dip.Arch., B.Arch.Sc., MRIAI - Joan Harley B. Des.

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

5 June 1992

Re: Proposed retention of portacabin type crèche room at
24 Barton Drive, Rathfarnham, Co. Dublin
For: Carmel Grant

YOUR REF: 91A-0209

ADDITIONAL INFORMATION REQUEST DATED 18 APRIL 1991

Dear Sirs,

Due to an oversight at this office additional information sought in the above was not submitted and enforcement proceedings have now been instituted by the Council, due for a court hearing on 29th June.

Unfortunately I did not learn of this court date until recently.

With regard to your additional information request letter dated 18 April 1991 regarding compliance with Fire Officers requirements and letter from the Fire Prevention Section dated 24 May 1991, additional information was requested in the latter regarding the whole of the premises. I had been in contact with Mr Kearney, Mr Kavanagh and Mr Devlin of the Fire Prevention Section but no conclusion was reached.

In view of the impending court action I would appreciate if you would make your decision on the basis that any retention would be subject to Fire Officers approval.

If the free-standing portacabin is not considered acceptable it will be removed. While not attempting to prejudice the decision of either the planning or fire authorities, in view of the number of similar structures in publicly and privately funded schools it seems unlikely that approval could not be obtained.

If you require any further information, I would appreciate a phone call.

Yours faithfully,

James A. Delahunty
James A Delahunty



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0209

Date Received : 20th February 1991

Correspondence : James A. Delahunty, Architect,
 Name and : 122 Merrion Road,
 Address : Ballsbridge,
 Dublin 4.

Development : retain portacabin type creche room

Location : 24 Barton Drive, Rathfarnham

Applicant : Carmel Grant,

App. Type : Permission

Zoning :

(MOS/AC)

This is an application for PERMISSION for the retention of a porta-cabin creche room at 24 Barton Drive, Rathfarnham for Carmel Grant.

PLANNING HISTORY

Reg. Ref. ZA.259. Permission was granted by Dublin County Council for proposed retention of existing shop and stores at 24 Barton Drive, Rathfarnham (Dec. Order P/1276/84, dated 04.05.84).

Reg. Ref. 85A/109. Permission was granted by Dublin County Council for the retention of change of use of ground floor to montessori school and new boundary walls at 24 Barton Drive, Rathfarnham (Dec. Order P/2005/85, dated 27.03.85).

Reg. Ref. 87B/406. Permission was granted by Dublin County Council for proposed domestic extension at first-floor level to 24 Barton Drive.

Reg. Ref. 88B/226. Permission was granted by Dublin County Council for proposed first-floor domestic extension and new external stairs to same at 24 Barton Drive, Rathfarnham.

A warning notice and an enforcement notice have been served in relation to the portocabin unit. The portocabin unit was locked and unoccupied at the time of my site inspection which was during the school holiday (03.04.91). The portocabin unit which it is proposed to retain is located in the existing enclosed yard to the side of No. 24. The southern and western sides of the portocabin are located against an existing boundary wall and the side wall of a garage *respectively*.

The site is zoned 'A' in the County Development Plan where it is the objective of the Planning Authority "to protect and/or improve

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

residential amenity".

No. 24 is one of ^{6 units composed of} 2 small terraces which are all in commercial use at ground floor level.

No. 24 has a creche/montessori school in operation at ground floor level. This location is considered suitable for a crèche. Before a decision is made on this application I recommend that additional information be requested from the applicant.

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

- 01 The applicant is requested to submit evidence to the Planning Authority demonstrating that the proposed development complies with the requirements of the Chief Fire Officer, and would not represent a fire hazard. The applicant should consult with the Chief Fire Officer, (Tel. 773066), prior to the submission of this information.

1103
Richard Cremmins S.E.P.

for Dublin Planning officer 16.4.91

Endorsed: *[Signature]*

for Principal officer

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

Dated : 17 April 1991

[Signature]

ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 8th April, 1991.



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

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

Decision Order Number : P/ 4042 /92 Date of Decision : 27th August 1992

Register Reference : 91A/0209 Date Received : 2nd July 1992

Applicant : Carmel Grant,

Development : retain portacabin type creche room

Location : 24 Barton Drive, Rathfarnham

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 180491//020791

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

Subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...6... ATTACHED.

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

Date: ...28/8/92.....

James A. Delahunty, Architect,
122 Merrion Road,
Ballsbridge,
Dublin 4.

NOTES

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

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

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

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

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

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

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

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

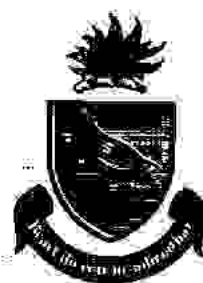
(d) A person who is not a party to an appeal must pay a fee to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

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

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

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

Reg.Ref. 91A/0209
Decision Order No. P/ 4042 /92
Page No: 0002



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information received on 2nd July 1992 save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That the requirements of the Chief Fire Officer as outlined in letter dated 25th June, 1992, from Dublin Corporation to the agent for the applicant (and submitted as additional information on 2nd July, 1992) be strictly complied with prior to the occupation of the portacabin as a creche. Items Nos. 1-7 of that letter are to be complied with in full prior to the occupation of the portacabin. No rubbish or any matter at all is to be stored beneath the portacabin unit.
REASON: In the interest of fire safety.
- 03 Prior to the occupation of the portacabin as a creche, the applicant is to ascertain and comply with the detailed requirements of the Supervising Environmental Health Officer.
- 03 REASON: In the interest of the proper planning and development of the area.
- 04 The number of children occupying the portacabin unit is to be limited to eight at the most.
- 04 REASON: In the interest of the proper planning and development of the area.
- 05 That the structure shall be removed on or before the 30th August, 1995, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal.
REASON: To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.
- 06 That a financial contribution in the sum of £210.00 be paid by the proposer to the Dublin County Council towards the 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.
- 06 REASON: In the interest of the proper planning and development of the area.

NOTES

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

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

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

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

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

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(c) Reference	£100.00
(d) Request for a determination.	£100.00
(e) Reduced Fee.	£50.00
(f) Submissions or observations.	£30.00
(g) Request for an oral hearing.	£50.00

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/0209

Date : 6th July 1992

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

Dear Sir/Madam,

DEVELOPMENT : retain portacabin type creche room

LOCATION : 24 Barton Drive, Rathfarnham

APPLICANT : Carmel Grant,

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 2nd July 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

James A. Delahunty, Architect,
122 Merrion Road,
Ballsbridge,
Dublin 4.

JAMES A. DELAHUNTY
ARCHITECTS - INTERIOR DESIGNERS
132 Merrion Road Ballsbridge Dublin 4
Telephone 01. 2693325 / 088.554516 Fax 01. 2837972

James A. Delahunty Dip.Arch., B.Arch.Sc., MRIAI - Joan Harley B. Des.

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

By Fax 724896
Following by post

2 July, 1992

Re: Proposed retention of portacabin type crèche room at
24 Barton Drive, Rathfarnham, Co. Dublin
For: Carmel Grant

YOUR REF: 91A-0209

ADDITIONAL INFORMATION REQUEST DATED 18 APRIL 1991
Subsequent correspondence; yours of 22 June 1992

Dear Sirs,

I now enclose letter regarding Fire Officers requirements;
these conditions will be complied with.

In view of the impending court action I would appreciate if
you would now make your decision.

If you require any further information, I would appreciate a
phone call.

Yours faithfully,

James A. Delahunty
James A Delahunty

91A/0209
2.0.0
A.I.

DUBLIN COUNTY COUNCIL
PLANNING DEPT.
3 - JUL 1992
RECEIVED

Dublin Corporation

Báire Átha Cliath

Fire Brigade H.Q.

Tara Street,

Dublin 2.

Tel:

773066

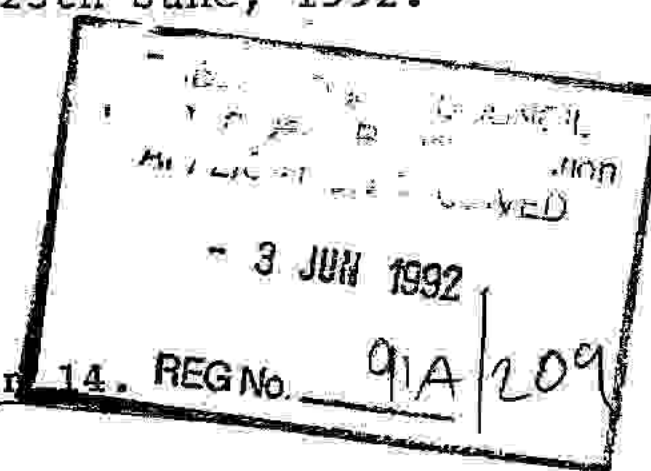
Our Ref: DK/AR/13.



Fire Prevention Section,
Liffey House,
Tara St.,
Dublin 2.

25th June, 1992.

James A Delahunty,
Architects,
122 Merrion Road,
Ballsbridge,
Dublin 4.



RE: 24 Barton Drive, Rathfarnham, Dublin 14. REG No. 91A/209

Dear Sir,

Further to yours of 5th June 1992, the following are the requirements of the Fire Brigade for the above premises.

1. New nursery to be entered from circulation area and not from room CA 1.
2. CA 3 to be provided with a door to CA 2 or to the open air.
3. L3 Fire alarm and detection to be installed in accordance with I.S. 3217.
4. Emergency lighting to comply with I.S. 3218.
5. Linings to be Class 0 and Class 1 to B.S. 476 parts 6-7.
6. Suitable and adequate first aid fire fighting equipment to be installed.
7. Staff to be trained in fire safety procedures and drills to be held at minimum 1 per year.

Yours faithfully,

CAPT. J.F. WILLIAMS B.E.
ASST. CHIEF FIRE OFFICER.

James A. Delahunty, Architect,
122, Merrion Road,
Ballsbridge,
Dublin 4.

Reg. Ref. 91A-0209

18 April 1991

Re: Retention of portacabin type creche room at 24, Barton
Drive, Rathfarnham for Carmel Grant.

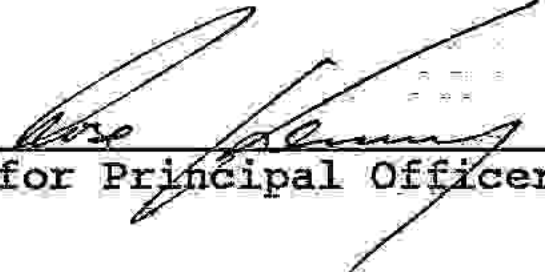
Dear Sir,

With reference to your planning application, received here on 20th February, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant is requested to submit evidence to the Planning Authority demonstrating that the proposed development complies with the requirements of the Chief Fire Officer, and would not represent a fire hazard. The applicant should consult with the Chief Fire Officer, (Tel. 773066), prior to the submission of this information.

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

Yours faithfully,


for Principal Officer.

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



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

Register Reference : 91A/0209

Date : 21st February 1991.

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

Dear Sir/Madam,

DEVELOPMENT : retain portacabin type creche room
LOCATION : 24 Barton Drive, Rathfarnham.
APPLICANT : Carmel Grant,
APP. TYPE : PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

James A. Delahunty, Architect,
122 Merrion Road,
Ballsbridge,
Dublin 4.

P. K...
File & be reviewed
20th Feb. 1991
no response to A-1 req.
matter to be pursued
12/4/91



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 24 BARTON DRIVE
(If none, give description sufficient to identify)..... BATHPARHAM - G. DUBLIN

3. Name of applicant (Principal not Agent)..... CARMEL GRANT

Address..... 24 BARTON DRIVE Tel. No.....

4. Name and address of person or firm responsible for preparation of drawings
JAMES A. DELAHUNTY Tel. No. 415.50 20/2
DR. ARCH. BARCH. MR. IAI

5. Name and address to which notifications should be sent
ARCHITECT Tel. No. N 31338
122 MERRION ROAD, BALLSBRIDGE,
DUBLIN, 4. 01-693325
Mobile Telephone: 088-554516

6. Brief description of proposed development
RETAIN PORTACABIN TYPE CRECHE ROOM

7. Method of drainage ON SITE - MAINS 8. Source of Water Supply ON SITE - 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. 1st FLOOR DWELLING - GROUND FLOOR MONTESSORI SCHOOL

(b) Proposed use of each floor RETAIN PORTACABIN CRECHE

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 635 Sq. m.

(b) Floor area of proposed development 26 Sq. m.

(c) Floor area of buildings proposed to be retained within site HOUSE/GARAGE 75m² | SCHOOL 192m² 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:
SEE LETTER

15.List of documents enclosed with application.....

NEWSPAPER NOTICE
4 COPIES LETTER / LOCATION MAP / B5P12-20

16.Gross floor space of proposed development (See back) 26 Sq. m.

No of dwellings proposed (if any) 4 Class(es) of Development

Fee Payable € 45.50 Basis of Calculation 1.75 x 26 m² = £45.50

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) James A. Delahunty Date 8-2-1991

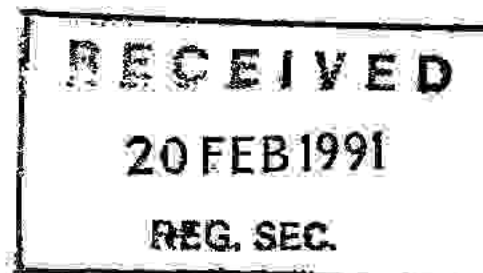
Application Type P-RET FOR OFFICE USE ONLY

Register Reference 9/A/0209

Amount Received € 28.0

Receipt No

Date



15/2/91

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

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

N 31338

CASH

CHEC

M.O.

B.L.

I.T.

£ 43.50

Received this

20th

day of

19

from

Conall Grant

24 Carlton Drive,

Rathbarney

the sum of

Pounds

fifty

Pence, being

two

plus application at above address

two

Michael Deane

Cashier

S. CAREY

Principal Officer

1.10.84

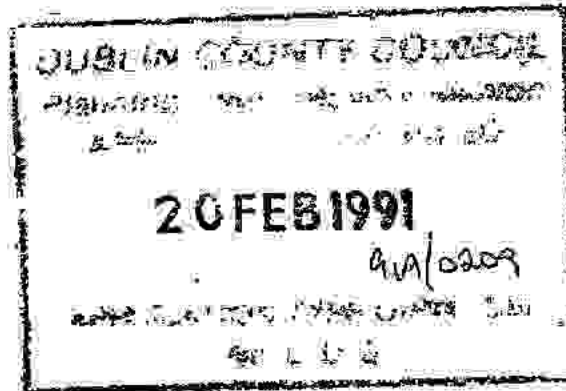
JAMES A DELAHUNTY

A R C H I T E C T

122 Merrion Rd Bellsbridge Dublin 4
Telephone: 01-693325 Mobile 088-554516

14 February 1991

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



**Re: Proposed retention of portacabin type creche room at
24 Barton Drive, Rathfarnham, Co. Dublin
For: Carmel Grant**

Dear Sirs,

I enclose drawings and documents relating to the above application.

The proposals have been discussed on site with the Planning Officer, Ms Claire Baxter, and I hope will meet with your approval. Note that delays to date in applying for permission to retain have been due to pressure of work at this office.

A maximum of two staff will use the room, with a small number of children, depending on the exact use circumstances demand. It is not envisaged that additional traffic movements will be generated; the vast majority of parents are from the immediate neighbourhood.

Please note that it is my practice to take account of the Proposed Building Regulations in the design of buildings, but this is not a guarantee that the Regulations have been implemented in full. No building work is involved in this application.

I enclose cheque for £45.50 in respect of Planning Fee for the application.

If you require any further information, I would appreciate a phone call.

Yours faithfully,

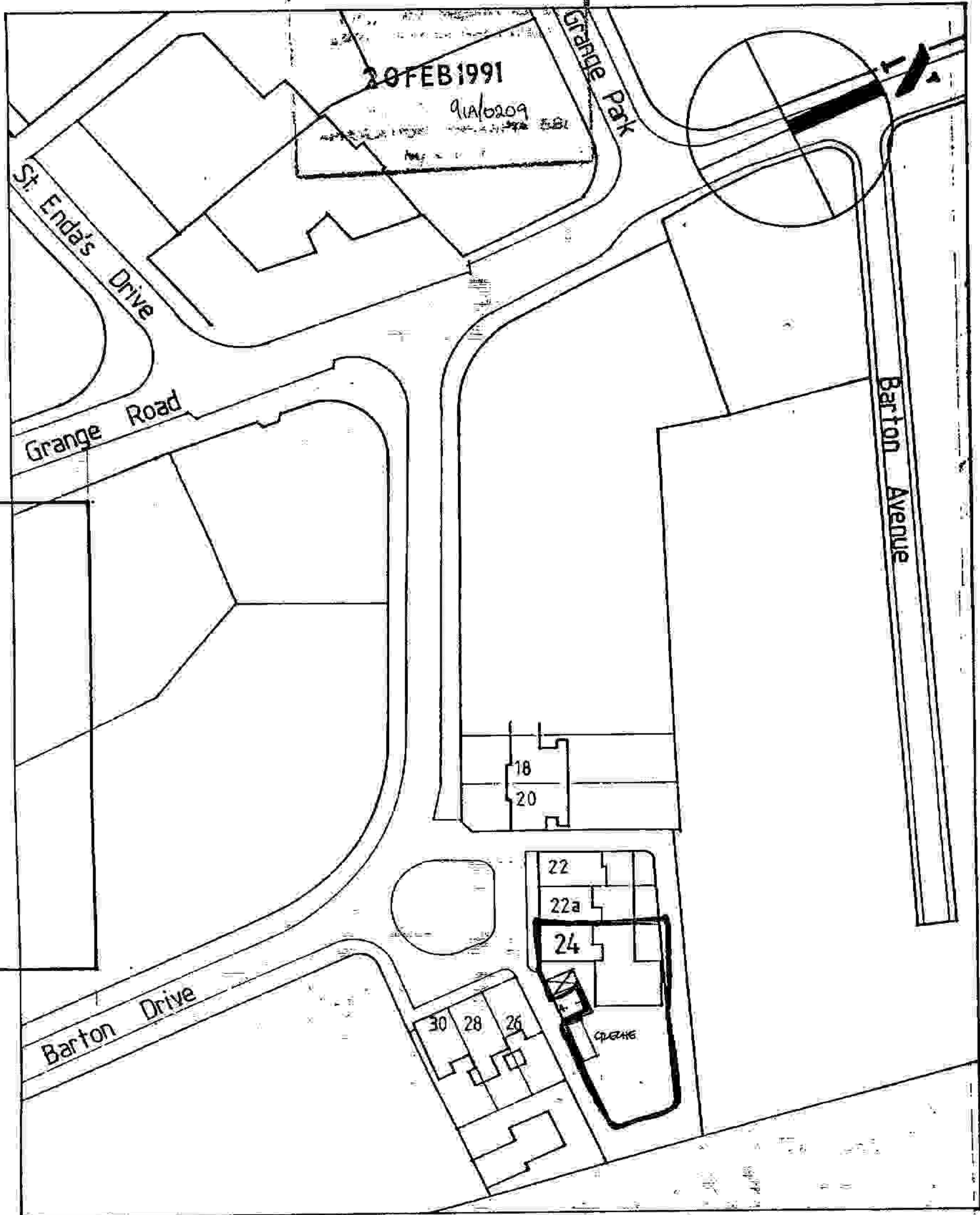
A handwritten signature in cursive script that reads "James A. Delahunty".

James A Delahunty

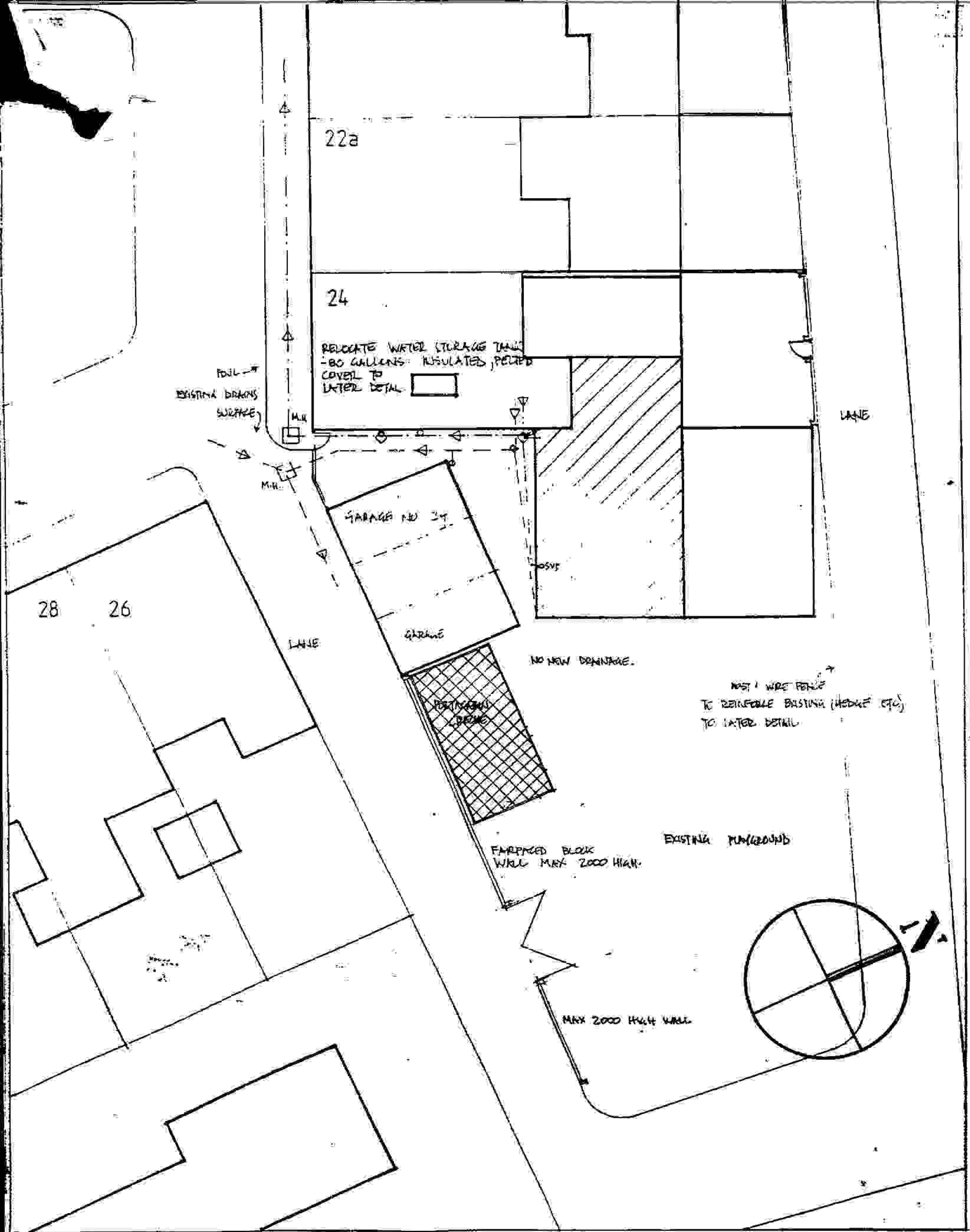
ST. JOHN'S COUNTY COUNCIL

20 FEB 1991

91A/0209



LOCATION MAP 1: 1000 O.S. 3391-9



22a

24

RELOCATE WATER STORAGE TANK
 - 80 GALLONS INSULATED, PULSED
 COVER TO LATER DETAIL

GARAGE NO 34

DRIVE

PORTLAND CEMENT DRIVE

FARRISHED BLOCK WALL MAX 2000 HIGH

EXISTING PLAYGROUND

MAX 2000 HIGH WALL

NO NEW DRAINAGE

POST & WIRE FENCE
 TO RETAIN EXISTING (HEDGE ETC)
 TO LATER DETAIL

FOUL ->
 EXISTING DRAINAGE SURFACE

M.H.

M.H.

LANE

LANE

28

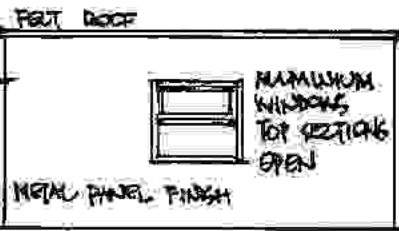
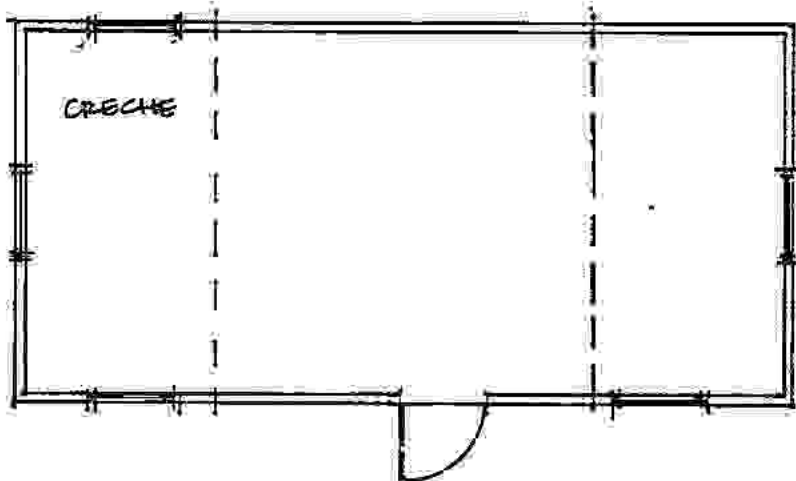
26

BLOCK PLAN 1:200

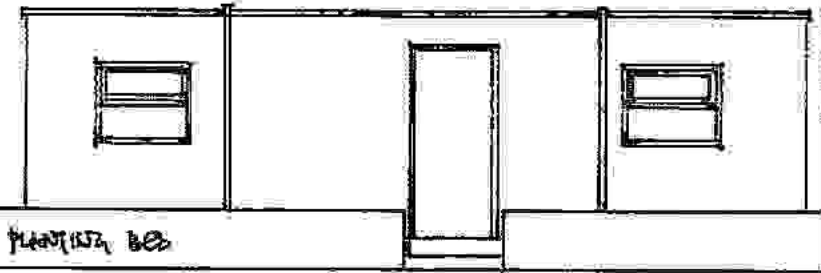
DUBLIN COUNTY COUNCIL
 Planning Section
 20 FEB 1991
 91A/0209

PATENT PREPARED CONSTRUCTION

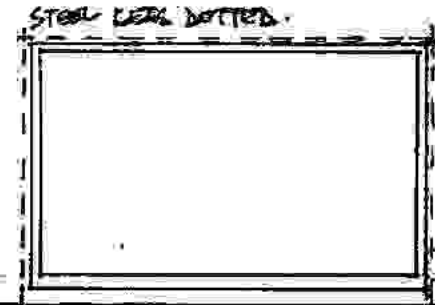
● PLAN



● SIDE
 1: 100



● FRONT



● SECTION

No.	Revised	Date
No dimensions to be taken off this drawing. All dimensions to be checked on site. Any discrepancies are to be reported to the architect's attention.		
This drawing is copyright		
James A. O'Shaughnessy, D. Arch. B. Arch. Sc. M.R.I.A.I. Architect.		
122 Merrion Road, Ballsbridge, Dublin 4		003 55 45 16
Job: REININ CRECHE PRENS UNIT AT 24 BARTON DRIVE		
Title: SITE PLAN PLAN / ELEVATION		
Client: CAMEL GROUP		
Date: FEB 91	Drawn: JAO	Check: ✓
Scale: 1:50	Site No: 91/02	Draw No: 20