

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT

Register Reference : 91A/0238

Date Received : 25th February 1991

Applicant : Medusa Building Company

Appl. Type : PERMISSION

Development : change of use of unit no. 5 from office to medical and related consultant use at already approved development

LOCATION : Newlands Cross, Clondalkin

O.S. REFS.

21	4			
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AREA REFERENCE

C	C	2	1	1	2
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HISTORY

87A	343	90A	150B			

FEE CERTIFICATE NO.

FEE CLASS

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MEASUREMENT FOR FEES

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SIGNED SENIOR EXECUTIVE DRAUGHTSMAN

DATE

FEE PAID

FEE ASSESSED

BALANCE DUE

--	--	--

CERTIFIED

GRADE

DATE

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/238

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1206^{sq}

MEASURED BY:

CHECKED BY:

J.Y.
4/8/91

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

DUBLIN COUNTY COUNCIL

REG. REF:

91A/238.

LOCATION:

Newlands Cross; Clondalkin.

APPLICANT:

Medusa Building Co.

PROPOSAL:
unit.

Change from office to medical and related consultant unit.

DATE LODGED:

25.2.91.

MG

This application is for full permission medical and related consultant unit at Newlands Cross.

Planning history originates with an approved application for an office development (Reg. Ref: 91A/238).

Roads Department had no objection.

This proposal would not involve any extra demand for parking facilities.

No roads objection.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 15/4/91
 Time 5.00

MA/BMC
10.4.91

SIGNED: _____

ENDORSED: Y. J. L. _____

DATE: _____

DATE: 15/4/91 _____

DUBLIN COUNTY COUNCIL

REG. REF: 91A/238.
LOCATION: Newlands Cross, Clondalkin. *MO*
APPLICANT: Medusa Building Co.
PROPOSAL: Change from office to medical and related consultant
unit.
DATE LODGED: 25.2.91.

This application is for full permission medical and related consultant unit at Newlands Cross.

Planning history originates with an approved application for an office development (Reg. Ref: 91A/238).

Roads Department had no objection.

This proposal would not involve any extra demand for parking facilities.

No Roads objection.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 24.4.91
Time 2.30

MA/BMcC
10.4.91.

ED: _____

ENDORSED: *[Signature]*

E: _____

DATE: 15/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/238.
LOCATION: Newlands Cross, Clondalkin: *MG*
APPLICANT: Medusa Building Co.
PROPOSAL: Change from office to medical and related consultant
unit.
DATE LODGED: 25.2.91.

This application is for full permission medical and related consultant unit at Newlands Cross.

Planning history originates with an approved application for an office development (Reg. Ref: 91A/238).

Roads Department had no objection.

This proposal would not involve any extra demand for parking facilities.

No Roads objection.

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC ^Y	
Date	24.4.91
Time	2.30

MA/BMcC
10.4.91.

SIGNED: _____

ENDORSED: *Y. J. O'Leary* _____

DATE: _____

DATE: *15/4/91* _____

P/1601/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0238

Date Received : 25th February 1991

Correspondence : Mr Laurence Pierce, Architect,
Name and : 80 Eccles Street,
Address : Dublin 7.

Development : change of use of unit no. 5 from office to medical and related consultant use at already approved development

Location : Newlands Cross, Clondalkin

Applicant : Medusa Building Company

App. Type : Permission

Zoning :

(MG/DK)

Report of the Dublin Planning Officer dated 11th April, 1991.

This is an application for change of use from office to medical and related consultant use at already approved development at Newlands Cross, Clondalkin for Medusa Building Co.

There is a current application for a similar change of use at Unit 4 (to doctors surgery) under Reg. Ref. No. 91A-239.

The proposed site is located at the junction of the Naas Dual Carriageway and Newlands Road in an area zoned 'A' - "to protect and/or improve residential development".

This site has been the subject of several planning applications and permission for various commercial development were refused under the following: Reg. Refs. F 1798, H 2248, K 2749 and 89A-343.

Planning permission was granted in December, 1990 (by material contravention for an office development at this site). Lodged plans provided for a two storey crescent shaped building of floor area 1,420 sq. m. comprising 14 no. office units. The site layout map submitted identified 58 no. car parking spaces in the forecourt area to the front of the building. This is slightly more than that required to serve an office development of this size. Access to the site is to be from Newlands Road, although a condition (No. 11) of this permission stipulated that no development was to take place pending the construction of the Newlands Fonthill Road (slot Road) and the downgrading of the New Road to cul de sac status.

This condition also stated that development shall be permitted if a satisfactory temporary access arrangement can be taken from the site to slip

B 17/4

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

road to the south. This was to be subject to the written agreement of the Planning Authority. No details have been submitted by the applicant on Reg. Ref. No. 90A-1503, in this regard.

The current application provides for the use of Unit No. 5 for medical/related consultant use. The planning application form states that it is to be used as a dentists surgery. No details are included regarding the number of practitioners to use the unit or indeed the intended hours of operation, etc. Unit 5 has a total floor area of 112 sq. m. Lodged plans do not indicate the breakdown of this internal space into surgery/reception areas, etc.

As stated the proposed site is located in an area zoned A - "to protect and/or improve residential amenity". A medical use such as a doctors or dentists surgery is open for consideration within such a zone. Such a use would be compatible with the approved office use.

Car parking requirements for doctors/dentists, etc. are calculated on the basis of 2 car spaces per consulting room. As stated the applicants have not indicated the number of consulting rooms intended (if more than one). This should be clarified by additional information so as to control any future intensification of use.

The proposed use will provide for a different pattern of traffic movement than the already approved offices. This is of significance given the possibility of a temporary access being provided to the slip road at Newlands Cross.

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

- 01 The proposed site is located at the junction of New Road and the Naas Dual Carriageway. Condition No. 11 of Reg. Ref. No. 90A-1503 provided for the possibility of temporary access onto the slip road adjacent to the Naas Dual Carraigeway. A medical/consultant use would result in a pattern of traffic movement which differs from that at the previously approved offices. No details are included in the current application as to the level of intensity of use proposed. The applicant is requested to clarify whether unit No. 5 is to be used by one or more medical consultants, the likely catchment area and hours of operation of such a use. (It is noted that lodged plans do not provide for a breakdown of internal space at Unit 5).

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

M. Hendry
.....
for Dublin Planning Officer

[Signature]
Endorsed:.....
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* *K.O. Sullivan*
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,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Decision Order Number : P/ 1601 /91 Date of Decision : 17th April 1991
Register Reference : 91A/0238 Date Received : 25th February 1991
Applicant : Medusa Building Company
Development : change of use of unit no. 5 from office to medical and
related consultant use at already approved development
Location : Newlands Cross, Clondalkin

Dear Sir/Madam,

With reference to your planning application, received here on 25.02.91 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 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The proposed site is located at the junction of New Road and the Naas Dual Carriageway. Condition No. 11 of Reg. Ref. No. 90A-1503 provided for the possibility of temporary access onto the slip road adjacent to the Naas Dual Carraigeway. A medical/consultatn use would result in a pattern of traffic movement which differs from that at the previously approved offices. No details are included in the current application as to the level of intensity of use proposed. The applicant is requested to clarify whether unit No. 5 is to be used by one or more medical consultatnt, the likely catchment area and hours of operation of such a use. (It is noted that lodged plans do not provide for a breakdown of internal space at Unit 5).

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

Yours faithfully,

PRINCIPAL OFFICER

Date :

18/4/91

Mr Laurence Pierce, Architect,
80 Eccles Street,
Dublin 7.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

CASH

CHEQUE

M.O.

B.L.

I.T.

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^o 34259

£136.00

Received this

19th

day of

March

19 91

from

J Kehoe

the sum of

one hundred and fifty six

Pounds

Pence, being

Balance

of fee on 91A/238

Handwritten signature

Deane

Cashier

S. CAREY
Principal Officer

Handwritten signature

7 MAR 1991

Dublin County Council Comhairle Chontae Atha Cliath

Planning Department



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/0238

Date : 5th March 1991

Dear Sir/Madam,

Development : change of use of unit no. 5 from office to medical and related consultant use at already approved development

LOCATION : Newlands Cross, Clondalkin

Applicant : Medusa Building Company

App. Type : PERMISSION

Date Recd : 25th February 1991

Your application in relation to the above was submitted with a fee of £40.00 .

On examination of the plans submitted it would appear that the appropriate amount should be £196.00 .

I should be obliged if you would submit the balance of £156.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in cursive script, appearing to read 'Richard Will', written over a dotted line.

PRINCIPAL OFFICER

Mr Laurence Pierce, Architect,
80 Eccles Street,
Dublin 7.

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/0238

Date : 26th February 1991

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

Dear Sir/Madam,

DEVELOPMENT : change of use of unit no. 5 from office to medical and related consultant use at already approved development

LOCATION : Newlands Cross, Clondalkin

APPLICANT : Medusa Building Company

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 25th February 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

Mr Laurence Pierce, Architect,
80 Eccles Street,
Dublin 7.



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 Newlands Cross, Clondalkin, Co. Dublin.
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) Medusa Building Company.
Address c/o 80 Eccles Street, Dublin 7. Tel. No.

4. Name and address of Laurence Pierce, Architect,
person or firm responsible 80 Eccles Street, Dublin 7. Tel. No. 308856
for preparation of drawings BYE LAW APPLICATION

5. Name and address to which As A above.
notifications should be sent REC. NO. NIL

6. Brief description of Change of use of Unit no. 5 of already approved
proposed development office development to Dental Surgery.

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

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor N/A. 110
or use when last used. 25/2

(b) Proposed use of each floor Office.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No. RECEIPT No. N 31328

11(a) Area of Site 2,615 Sq. m.

(b) Floor area of proposed development 112 Sq. m.

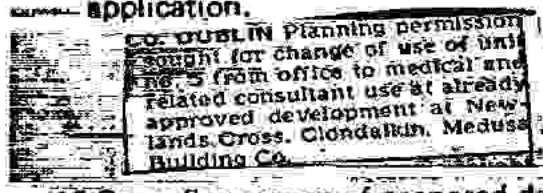
(c) Floor area of buildings proposed to be retained within site on completion 1,420 Sq. m.

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:

15.List of documents enclosed with application. 4 copies of drawings no.s 90, 19, 01
Page from Irish Press dated 16th February, 1991.



Cheque in amount of £40.00
112 Sq. m.

16.Gross floor space of proposed development (See back) 112 Sq. m.

No of dwellings proposed (if any) Class(es) of Development 11
Fee Payable £ 40.00 Basis of Calculation min. fee £40.00
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 24/2/91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/0238

Amount Received £ 2.4.0 25/2

Receipt No
Date

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 licensing 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

Issue of this receipt is not an

CASH

46/49 UPPER O'CONNELL STREET, DUBLIN 1. I hereby acknowledge that the fee

CHEQUE

is intended for the prescribed application

M.O.

fee. N 31398

B.L.

I.T.

£40.00

Received this 25th day of February 1991

from Lawrence Preece, architect

the sum of forty Pounds

application of Newlands Cross, Clonsilla

Michael O'Hara Cashier

S. CAREY Principal Officer

hs



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/0238

Date : 5th March 1991

Dear Sir/Madam,

Development : change of use of unit no. 5 from office to medical and related consultant use at already approved development

LOCATION : Newlands Cross, Clondalkin

Applicant : Medusa Building Company

App. Type : PERMISSION

Date Recd : 25th February 1991

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Yours faithfully,

A handwritten signature in dark ink, appearing to be 'P.W.' or similar, written over a dotted line.

PRINCIPAL OFFICER

Mr Laurence Pierce, Architect,
80 Eccles Street,
Dublin 7.



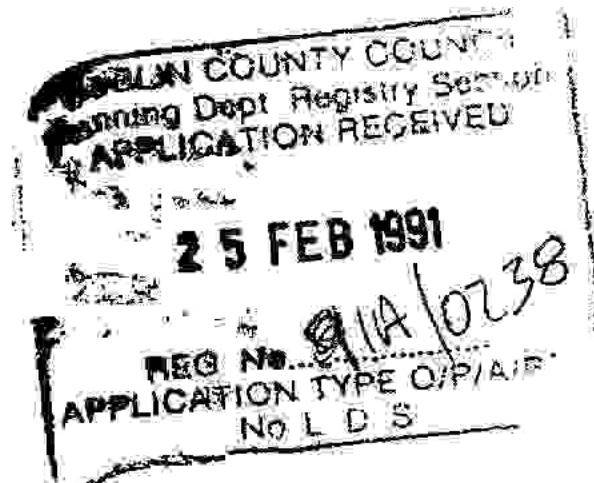
LAURENCE PIERCE
ARCHITECT
DIP. ARCH. M.R.I.A.I.
80 ECCLES STREET, DUBLIN 7.
TEL: 01-308856

15th February, 1991.

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

Dear Sirs,

Re: Unit no. 5 Newlands Cross, Clondalkin, Co. Dublin.
Change of use to Medical and Related Consultants Use.



I hereby on behalf of my clients Medusa Building Company apply for Planning Permission under the Local Government, Planning and Development Acts 1963 - 1983 for the above proposed development.

In support of this application I submit the following documentation:-

- 4 copies of drawings no. 90.19.01.
- Page from Irish Press dated 16th February, 1991.
- Cheque in amount of £40.00.

In considering this application I wish to draw your attention to the following points:-

1. Planning Permission for an office development on this site was granted by Dublin County Council on 31st January, 1991 following a Material Contravention process. Decision Order No. : P/545/91. Reg. Ref. No. : 90A/1503.


The development granted Planning Permission was a two storey crescent shaped building divided into a number of self contained office units. Particular users could not be specified at that time and it is only in the post planning period that specific users may be more readily identified.

2. Following enquiries for the possible use of part of the development for dentists surgery the current proposal for the above change of use is now being processed.
3. This proposal for a change of use from the permitted office to a medical related use is not considered to be in contravention of the proper planning and development of the area. In fact it is contended that it is consistent with the specific zoning objective for the area. It is also considered to be compatible with the office use of the remainder of the development and will integrate the development in its context to a greater extent.

4. An application for a change of use of unit no. 4 to a doctors surgery is being lodged concurrently.
This is seen as being compatible with the current application.

I trust the above proposal meets with your approval and I look forward to your decision in due course.

Yours faithfully,



Laurence Pierce Dip. Arch., M.R.I.A.I.

banded selected brick & painted plaster finish
to projecting bays

UNIT 5.

9 500

GROUND FLOOR PLAN

Handwritten notes and scribbles in the bottom left corner.