



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

Register Reference : 91A/1619

Date : 10th December 1991

Dear Sir/Madam,

Development : Shop sign and for single storey flat roof store  
extension to rear of proposed take-away on ground  
floor of existing 2 storey retail development

LOCATION : Monastery Road, Clondalkin

Applicant : Ronnie Siew

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

I wish to inform you that by Order dated 06.12.91 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [ 9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Ms. E. Hill,  
Floraville Res. Assoc.,  
27 Floraville Avenue,  
Clondalkin, Dublin 22.

L.D.



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

Register Reference : 91A/1619

Date : 10th December 1991

Yours faithfully,

  
.....

for PRINCIPAL OFFICER

PK

Floraville Residents Assoc,  
27, Floraville Avenue  
Clondalkin,  
Dublin 22.

91A/1619  
1120

12th November 1991.

Planning Dept.,  
Irish Life Centre,  
Lr. Abbey St.,  
Dublin 1.

R  
15/11

**OBJECT**

Dear Sir,

On behalf of Floraville Residents Association, I write regarding planning application no. 91A/1619, made on 10th October 1991.

We are strongly opposed to a further take away in Clondalkin Village. Since this service is already over catered for, and because of the litter they cause, we must vigorously oppose another. We have also found that these establishments attract an undesirable element late at night. As the proximity of this establishment to residential areas, is so close, the situation would be intolerable.

14. NOV 91

Yours sincerely,

Ena Hill  
Ena Hill  
HON. SEC.

BYE LAW APPLICATION FEES

REF. NO.: 91A/1619      CERTIFICATE NO.: 16557B  
 PROPOSAL: Stone extension + sign  
 LOCATION: Monastery Road, Clondalkin  
 APPLICANT: R. SIEW

	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 <i>22.48sqm</i>	@ £3.50 per M <sup>2</sup> or £70	<i>80.50</i>	<i>70</i>	<i>10.50</i>		
D	Building or other structure for purposes of agriculture	@ £1.00 per M <sup>2</sup> in excess of 300 M <sup>2</sup> Min. £70			<i>£10.50 paid N 51065 4/11/91.</i>		
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: D/R Date: 15/10/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 15/10/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_



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/1619

Date : 16th October 1991

Dear Sir/Madam,

Development : Shop sign and for single storey flat roof store extension to rear of proposed take-away on ground floor of existing 2 storey retail development

LOCATION : Monastery Road, Clondalkin

Applicant : Ronnie Siew

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 10th October 1991

Your application in relation to the above was submitted with a fee of 41.75 .

On examination of the plans submitted it would appear that the appropriate amount should be 90.25 .

I should be obliged if you would submit the balance of 48.50 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Stewart & Sinnott Studio,  
13 Windsor Place,  
Dublin 2.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

INCORRECT FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET,

DUBLIN 1.

Stewart & Sinnott Studio,

13 Windsor Place,

Dublin 2.

17/10/91

REG. REF.: 91A/1619

RE: Store extension and sign at Monastery Road, Clondalkin, for R. Siew.

Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the County Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 80.50.

Please quote the Register Reference No. stated above when submitting the fee.

AMOUNT LODGED = £70.00  
AMOUNT DUE = £10.50

Yours faithfully,

for PRINCIPAL OFFICER

PLANNING APPLICATION FEES

Reg. Ref. 91A/1619

Cert. No. 26852

PROPOSAL Stone extension + sign

LOCATION Monastery Road, Clondra

APPLICANT R. SIEW

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres 22.48m	@£1.75 per m2 or £40	440.25	44.75	41.50	
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 4.5m	@£10 per m2 or £40	450	1.50	48.50	
10	x 1,000m	@£25 per £1000m or £40				£48.50 paid NS1065 4/11/91
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade: D/A Date: 15/6/91

Column 1 Endorsed: Signed: [Signature] Grade: Date: 15/10/91

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O. Date: 15/10/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade: Date:

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/1619

OKT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER, SURFACE WATER

AREA OF SITE:

LOOR AREA OF PRESENT PROPOSAL:

242<sup>sqm</sup>

ENSURED BY:

f.y. 15/1991.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/1/1/7  
DATE

242  
-----  
1000 @ 750

ENTERED IN CONTRIBUTIONS REGISTER:

= 181.50  
182

DEVELOPMENT CONTROL ASSISTANT GRADE



Register Reference : 91A/1619



Development : Shop sign and for single storey flat roof store extension to rear of proposed take-away on ground floor of existing 2 storey retail development

LOCATION : Monastery Road, Clondalkin

Applicant : Ronnie Siew

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 10th October 1991

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

Yours faithfully,

FOR PRINCIPAL OFFICER

No objections provided compliance with the Food Hygiene Regulations 1950-89, and the Health, Safety & Welfare at Work Act 1989

1) Dry good store must be permanently ventilated to the external air.

James Kelly  
EHO 23/10/91

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

2/12/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SEC  
Date ..... 06.12.91 .....  
Time ..... 12.30 .....

**COMHAIRLE CHONTAE ÁTHA CLIATH****Record of Executive Business and Manager's Orders**

CONF.
Standard: 182
Other:
S. Sets:
Open Space:
Other:
SECURITY:
Bond/C.I.F.:
Cash:

Proposed shop sign and single storey flat roof store extension to rear of proposed take away on ground floor of existing 2 storey retail development at Monastery Road, Clondalkin for Ronnie Slew Esq.

Stewart & Sinnott Studio,  
13, Windsor Place,  
Dublin 2.

Reg. Ref. 91A-1619  
Appl. Rec'd: 10.10.1991  
Floor Area: 20.5 sq. m.  
Site Area: 206 sq. m.  
Zoning: C

Report of the Dublin Planning Officer, dated 3 December 1991

This is an application for PERMISSION for a shop sign and single storey flat roof extension at rear of proposed take away on ground floor level at existing two storey retail development at Monastery Road, Clondalkin for R. Slew.

The proposed site is located to the north of Monastery Road in the centre of Clondalkin Village. It is zoned 'C' - "to protect/provide for and/or improve local neighbourhood centre facilities."

Reg. Ref. No. 86A-1047 refers to a grant of permission for a two storey retail development at this site.

Reg. Ref. No. 87A-1183 refers to a grant of permission for change of use of ground floor retail unit to a take away at existing two storey retail development at Monastery Road.

The proposed site was inspected on 2nd December, 1991. There is an L shaped yard to the rear of existing buildings. This is land locked and is used for open storage/dumping of materials. It is bounded to the south by a 2 metre high wall with the rear gardens of existing houses on <sup>water lane</sup> ~~main~~ road beyond. The proposed site is bounded by an existing 2 storey building "McNamara's Hardware" to the south and east. There is a c. 3 m. high wall along the eastern boundary also.

The current proposal provides for the erection of a single storey extension of floor area c. 39 sq. m. (stated) to the side and rear of the existing premises. This is to be used as a store and will involve a level of site coverage of c. 86% at this location. This is considerably greater than the 60% site coverage normally permitted in areas zoned 'C'. However it is considered acceptable given the fact that the yard area is effectively land locked.

Plans lodged as unsolicited additional information on 5th November, 1991 identify details of proposed signage for the front elevation. This is to comprise (a) a painted timber projecting sign suspended

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed shop sign and single storey flat roof store extension to rear of proposed take away on ground floor of existing 2 storey retail development at Monastery Road, Clondalkin for Ronnie Slew Esq.

(Continued)

from a wrought iron bracket (b) fascia sign of individually mounted lettering.

Roads Department states no objection.

Sanitary Services Department report *no objection*

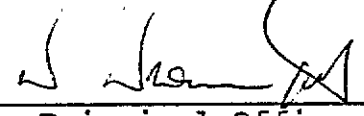
Supervising Environmental Health Officers report *not received*

The proposed development is considered acceptable.

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

(MG/DK)

(Conditions attached)

Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

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 ( 8 ) conditions set out above is hereby made.

Dated: 6<sup>th</sup> December, 1991.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated *6th November* 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed shop sign and single storey flat roof store extension to rear of proposed take away on ground floor of existing 2 storey retail development at Monastery Road, Clondalkin for Ronnie Slew Esq.

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### CONDITIONS

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### REASONS FOR CONDITIONS

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

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

3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

5. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

6. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.

7. That adequate provision be made for the disposal of litter outside the premises. Details to be submitted to the Planning Authority prior to commencement of development.

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

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

3. In the interest of health.

4. In the interest of safety and the avoidance of fire hazard.

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

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

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

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed shop sign and single storey flat roof store extension to rear of proposed take away on ground floor of existing 2 storey retail development at Monastery Road, Clondalkin for Ronnie Slew Esq.

### CONDITIONS

### REASONS FOR CONDITIONS

8. That a financial contribution in the sum of £ 182 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.

8. 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.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

5

*Mary Galvin SS + Cyo*

Register Reference : 91A/1619

Date : 14th October 1991

Development : Shop sign and for single storey flat roof store extension to rear of proposed take-away on ground floor of existing 2 storey retail development

LOCATION : Monastery Road, Clondalkin

Applicant : Ronnie Siew

App. type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M. GALVIN

Date Recd. : 10th October 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL  
17 OCT 1991  
SAN. SERVICE

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
for PRINCIPAL OFFICER  
2.2 NOV 1991  
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

*Available as indicated to existing system*

SURFACE WATER

*On above*

*[Signature]*  
18/10/91

SENIOR ENGINEER  
SANITARY SERVICES DEPARTMENT  
46/49 UPPER O'CONNELL STREET  
DUBLIN 11

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date : 25.11.91  
Time : 12.45

*[Handwritten marks]*  
19/11/91

*29/11/91*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 25.11.91 .....  
Time ..... 12.45 .....

Register Reference : 91A/1619

Date : 14th October 1991

ENDORSED

DATE

WATER SUPPLY ..... Available for zoned use 24 hour storage  
to be provided for J. Sp...  
18 Oct 91  
HO Sullivan  
18/10/91

ENDORSED

DATE

29 Oct 91 20.11.91

① Mary Galvin SS + CMO

Register Reference : 91A/1619

Date : 14th October 1991

Development : Shop sign and for single storey flat roof store extension to rear of proposed take-away on ground floor of existing 2 storey retail development

LOCATION : Monastery Road, Clondalkin

Applicant : Ronnie Siew

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 10th October 1991

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

Yours faithfully,

DUBLIN Co. COUNCIL  
17 OCT 1991  
SAN SERVICE

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
OFFICER  
FOR PRINCIPAL SERVICES  
22 NOV 1991  
Returned *gg*

Date received in Sanitary Services .....

FOUL SEWER

*Available as indicated to existing systems*

.....  
SURFACE WATER

*As above*

*Blunthorne*  
18.10.91

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

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 25.11.91 .....  
Time ..... 12.45 .....

*J.R.*  
19/11/91

*M. S. Ho*



PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 25. 11. 91 .....  
Time ..... 12.45 .....

Register Reference : 91A/1619

Date : 14th October 1991

.....  
ENDORSED

DATE

WATER SUPPLY..... Available for zoned use 24 hour storage  
to be provided R.J. Spin  
18 Oct 91

NO Supply  
18/10/91

.....  
ENDORSED

DATE 20/11/91

*[Handwritten signature]*

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91a/1619.  
DEVELOPMENT: Shop sign and single storey flat roof store.  
LOCATION: Monastery Road, Clondalkin.  
APPLICANT: R. Siew.  
DATE LODGED: 10.10.91.

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No Roads objection.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 4-11-91 .....  
Time ..... 10.15. ....

TR/BMcC  
25.10.91.

SIGNED: *James Hayes*  
DATE: 29/10/91

ENDORSED: *C. P. Sk*  
DATE: 29/10/91

# DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/

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

To Stewart & Sinnott Studio,  
13, Windsor Place,  
Dublin 2.

Decision Order P/5537/91 - 06.12.1991  
Number and Date

Register Reference No. 91A-1619

Planning Control No. 10.10.1991

Application Received on 10.10.1991

Floor Area: 20.5 sq. m.

Applicant Ronnie Siew.

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:-  
shop sign and single storey flat roof store extension to rear of  
proposed take away on ground floor of existing 2 storey retail

SUBJECT TO THE FOLLOWING CONDITIONS development at Monastery Road, Clondalkin.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.</p> <p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p> <p>3. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p> <p>4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</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.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. In the interest of health.</p> <p>4. In the interest of safety and the avoidance of fire hazard.</p> <p>5. In order to comply with the Sanitary Services Acts 1878-1964.</p>

(Continued)

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

06.12.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued) CONDITIONS

REASONS FOR CONDITIONS

6. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.

7. That adequate provision be made for the disposal of litter outside the premises. Details to be submitted to the Planning Authority prior to commencement of development.

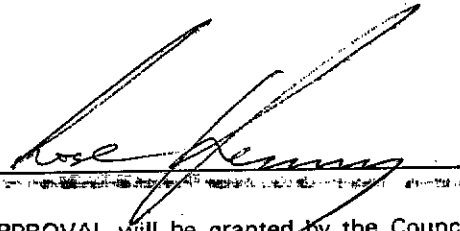
8. That a financial contribution in the sum of £182.00 be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

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

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

8. 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.



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.

## Stewart + Sinnott Studio

Architects, Town Planners, Energy & Leisure Consultants.  
Clare House, 14 Windsor Place, Dublin 2.  
Tel: (01) 614482 / 614862 Fax: (01) 616644

RECEIVED  
- 5 NOV 1991

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

1 November 1991

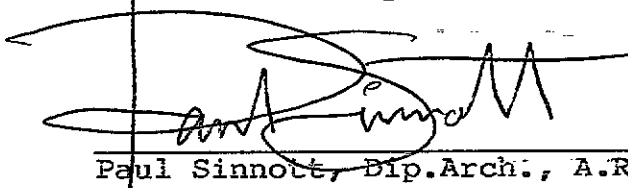
Re: Shop sign and single storey flat roof store extension to rear of proposed take-away on ground floor of existing two storey retail development. Reg.Ref: 91A/1619 lodged 10/10/91

Dear Sir/Madam,

With reference to our recent planning application please find enclosed shop sign details.

I trust that the above is satisfactory. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,



Paul Sinnott, Dip.Arch., A.R.I.A.I.

91A/1619

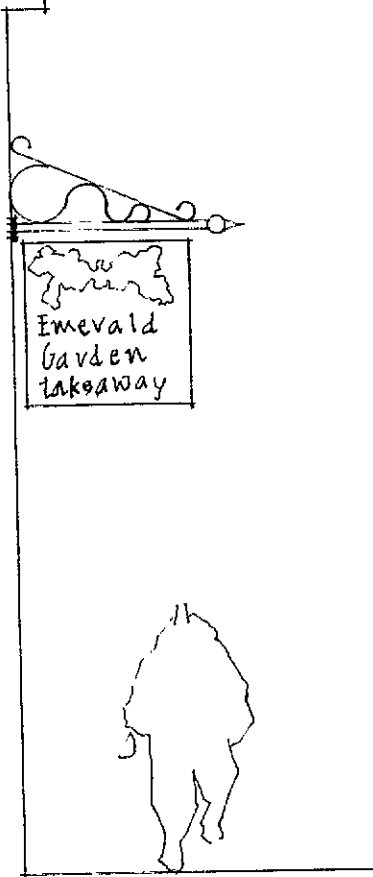
1.4.0

and A.1

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED

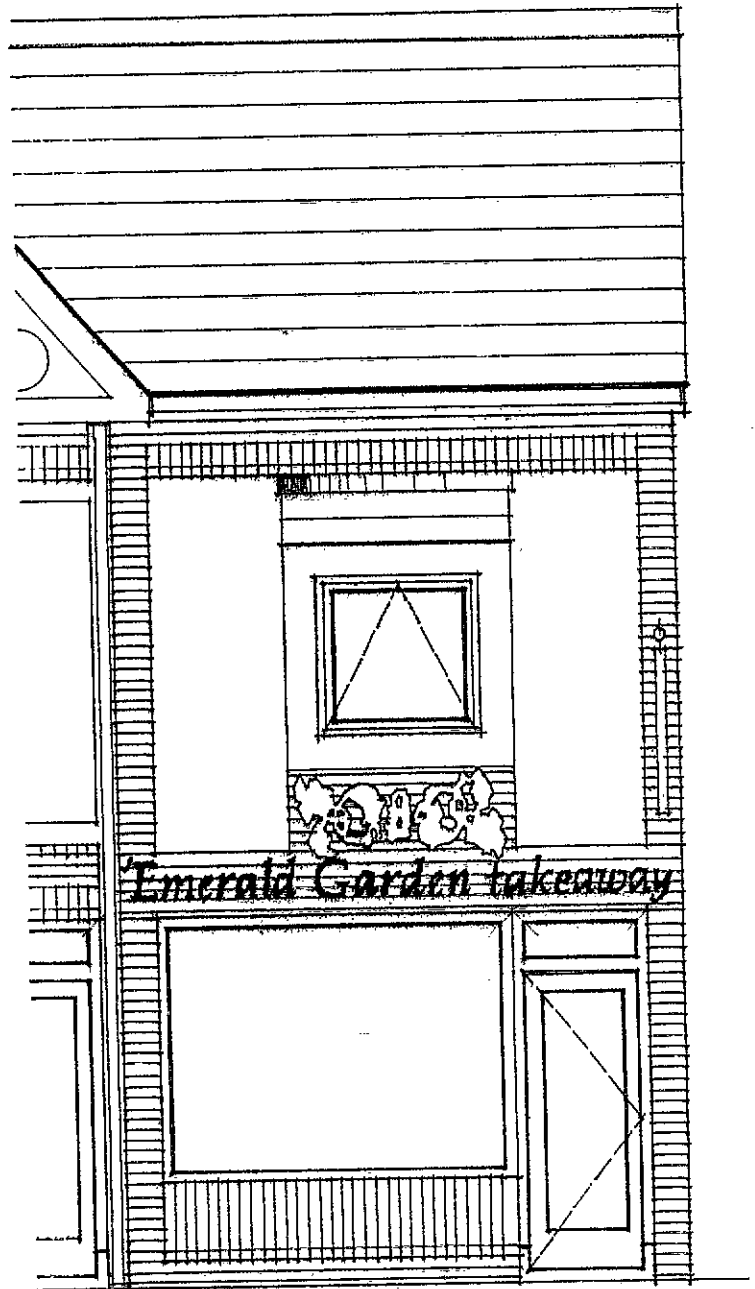
05 NOV 1991

REG No. ....911/1617...



FRONT PROTRUDING SIGN  
TO CONSIST OF PAINTED  
LETTERS (BY SPECIALIST)  
ON SELECT TIMBER  
BOARD SUSPENDED AND  
HINGED FROM WROUGH-  
IRON BAR (BY SPECIALIST)  
FIXED TO BRICKWORK  
'NORMAL' TO FRONT WALL

ANNOIDISED BRASS  
LETTERS AND LOGO  
SUPPLIED AND FITTED  
BY SPECIALIST TO  
BRICK WORK



RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

*Balance*

PAID BY:  CASH  
 CHEQUE  
M.O.  
B.L.  
I.T.

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<sup>o</sup> 51765

€48.50

Received this *11<sup>th</sup>* day of *November* 19 *91*

from *Harriet & Sinnott,*  
*Clare House,*  
*111 Windsor Place*

the sum of *forty eight* Pounds  
*fifty* Pence, being *balance of*  
*fee on 91A/1619*

*Maureen Doane* Cashier

S. CAREY  
Principal Officer *S. Carey*

RECEIPT CODE

Balance

# COMHAIRLE CHONTAE ÁTHA CLIATH

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

BYE LAW APPLICATION

REC. No. N 50515

- PAID BY
- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£10.50

Received this 14<sup>th</sup> day of November 1977

from Stewart Sinnott,  
Clare House,  
14 Windsor Place

the sum of ten Pounds  
Pence, being balance

fifty  
dec on 9.1.16.19

Nolan Cashier

S. CAREY  
Principal Officer

Class C



## Stewart + Sinnott Studio

Architects, Town Planners, Energy & Leisure Consultants.  
Clare House, 14 Windsor Place, Dublin 2.  
Tel: (01) 614482 / 614862 Fax: (01) 616644

Planning and Bye-Law Application Fee Section,  
Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

1 November 1991

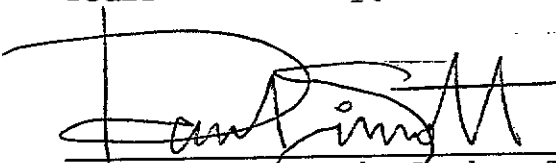
Re: Shop sign and single storey flat roof store extension to rear of proposed take-away on ground floor of existing two storey retail development. Reg.Ref: 91A/1619 lodged 10/10/91

Dear Sir/Madam,

Further to your correspondence of 16 October 1991, please find enclosed as requested additional fees amounting to £59.00. This includes £48.50 for planning and £10.50 for bye-laws being the amounts outstanding.

I trust that the above is satisfactory and will not unduly delay the processing of the application.

Yours faithfully,

  
Paul Sinnott, Dip. Arch., A.R.I.A.I.

10 NOV 91

48.50 - P.  
10.50 - BBL  
59.00

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/1619

Date : 11th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Shop sign and for single storey flat roof store  
extension to rear of proposed take-away on ground  
floor of existing 2 storey retail development

LOCATION : Monastery Road, Clondalkin

APPLICANT : Ronnie Siew

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application  
received on 10th October 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

Stewart & Sinnott Studio,  
13 Windsor Place,  
Dublin 2.



**EASE 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 ..... Monastery Road, Clondalkin  
(If none, give description sufficient to identify) ..... Co. Dublin

41.75 10/10  
N 50864

3. Name of applicant (Principal not Agent) ..... Ronnie Siew  
Address ..... 16 Hazelbrook Court, Terenure Road West, Dublin 6. Tel. No. ....

4. Name and address of ..... Stewart & Sinnott Studio  
person or firm responsible ..... 13 Windsor Place, Dublin 2 Tel. No. 614862  
for preparation of drawings

5. Name and address to which ..... Stewart & Sinnott Studio  
notifications should be sent ..... 13 Windsor Place, Dublin 2

70 N 50339

6. Brief description of ..... single storey flat roof store extension to rear of proposed take-away on  
proposed development ..... ground floor of existing two storey Retail Development. Sign & ...

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

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor ..... Ground Floor: Retail First Floor: Retail  
or use when last used.

Just  
Pres  
9/10/91

(b) Proposed use of each floor ..... Ground Floor: Retail (This unit/Takeaway) First Floor: Retail

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 ..... 206 ..... Sq. m.

(b) Floor area of proposed development ..... 20.5 (extension) ..... Sq. m.

(c) Floor area of buildings proposed to be retained within site ..... 261 ..... Sq. m.

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

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

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

DUBLIN COUNTY COUNCIL  
planning permission sought  
for shop sign and for single  
storey flat roof store  
extension to rear of proposed  
take away on ground floor of  
existing 2 storey retail  
development at Monastery  
Road, Clondalkin, for Ronnie  
Siew Esq.

Cover letter. ....  
Newspaper/Planning Notice. Planning & Bye Law fees. ....

16. Gross floor space of proposed development (See back) ..... 20.5 ..... Sq. m.

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

Fee Payable £111.75 ..... Basis of Calculation Class 4 (20.50 x £1.75) Class C (20.5 x £3.50)

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

Signature of Applicant (or his Agent) ..... Paul Sinnott ARIAL Date ..... 8 October 1991

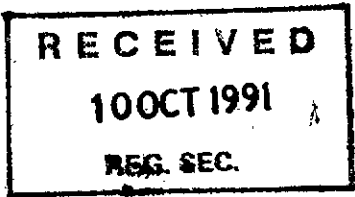
Application Type ..... p/B FOR OFFICE USE ONLY

Register Reference ..... 918/1619

Amount Received £ ..... 2.80

Receipt No ..... 17/16

Date .....



RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY

DUBLIN COUNTY COUNCIL

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

[RECEIPT CODE BOX]

CASH  
CHEQUE

M.O.  
B.L.  
I.T.

N 50864

£ 41.75

10th

day of October 1991

Received this

from O. Owens,

the sum of forty one Pounds

seventy five Pence, being fee for  
planning application at Monastery Rd.

Madden Deane Cashier

S. CAREY Class 4  
Principal Officer

HAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

BYE LAW APPLICATION.

REC. No. N 50339

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£ 70.00

Received this 10th day of October 1977  
from O. Owens,

the sum of seventy Pounds

Pence being

bye-law application at Mangatory Rd

Noelene Deane

Cashier

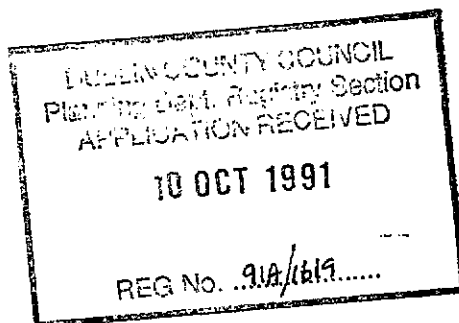
S. CAREY  
Principal Officer

*[Signature]*

## Stewart + Sinnott Studio

Architects, Town Planners, Energy & Leisure Consultants.  
Clare House, 14 Windsor Place, Dublin 2.  
Tel: (01) 614482 / 614862 Fax: (01) 616644

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



9 October 1991

Re: Single storey flat roof store extension to rear of proposed takeaway on ground floor level and shop sign at existing two storey retail unit Monastery Road, Clondalkin, Co. Dublin.

Dear Mary,

Further to our recent discussions, we have been instructed by our client, Mr. R. Siew, to apply for planning permission and bye-law approval for the above.

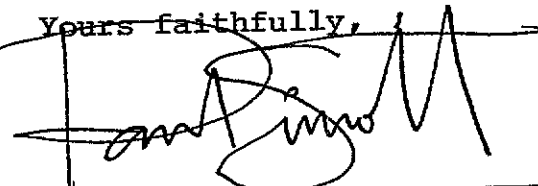
As explained previously, there is already a permission for the takeaway use in this unit, Reg.Ref: 87A/1183, dated: 4 May 1988.

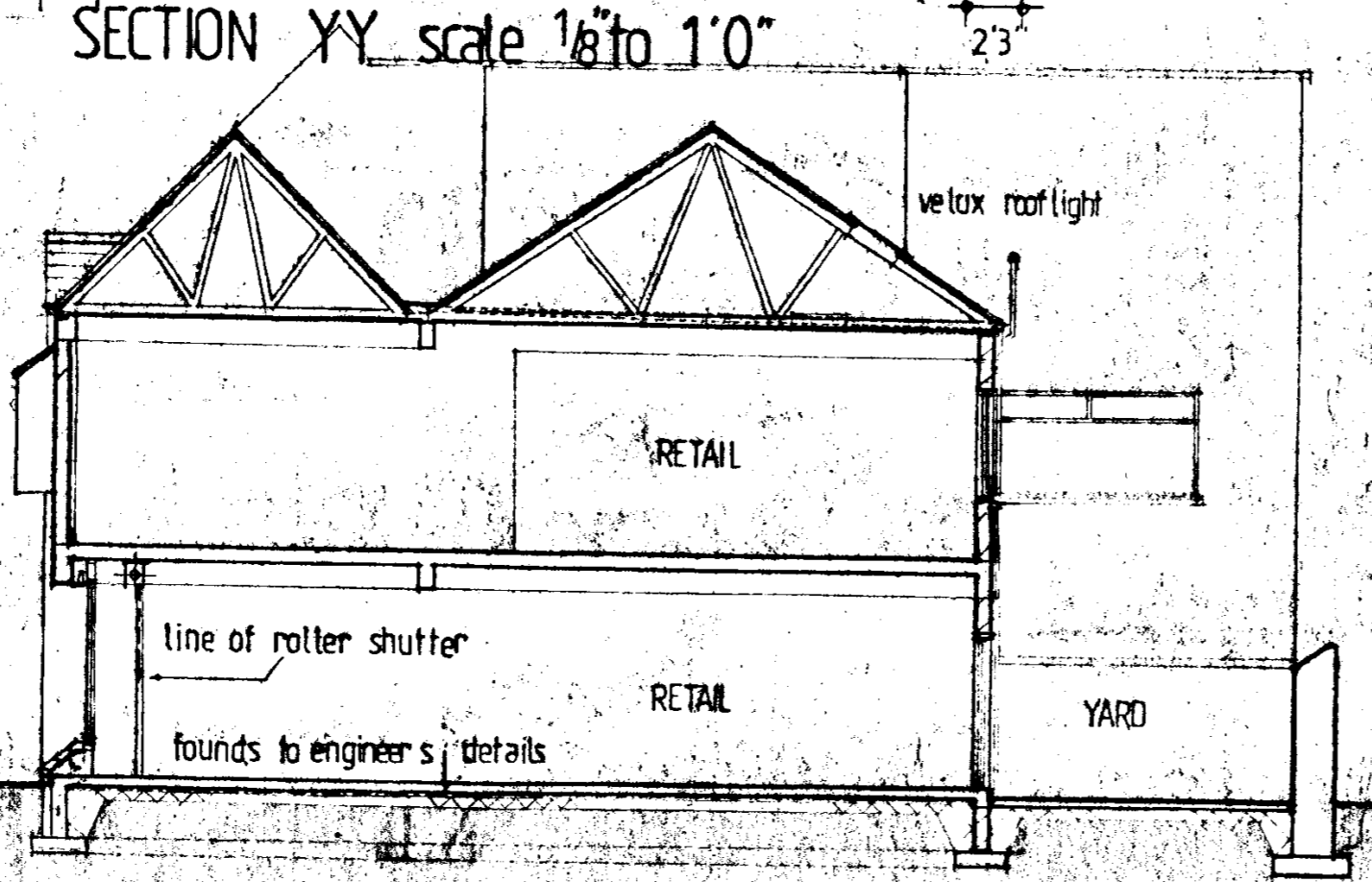
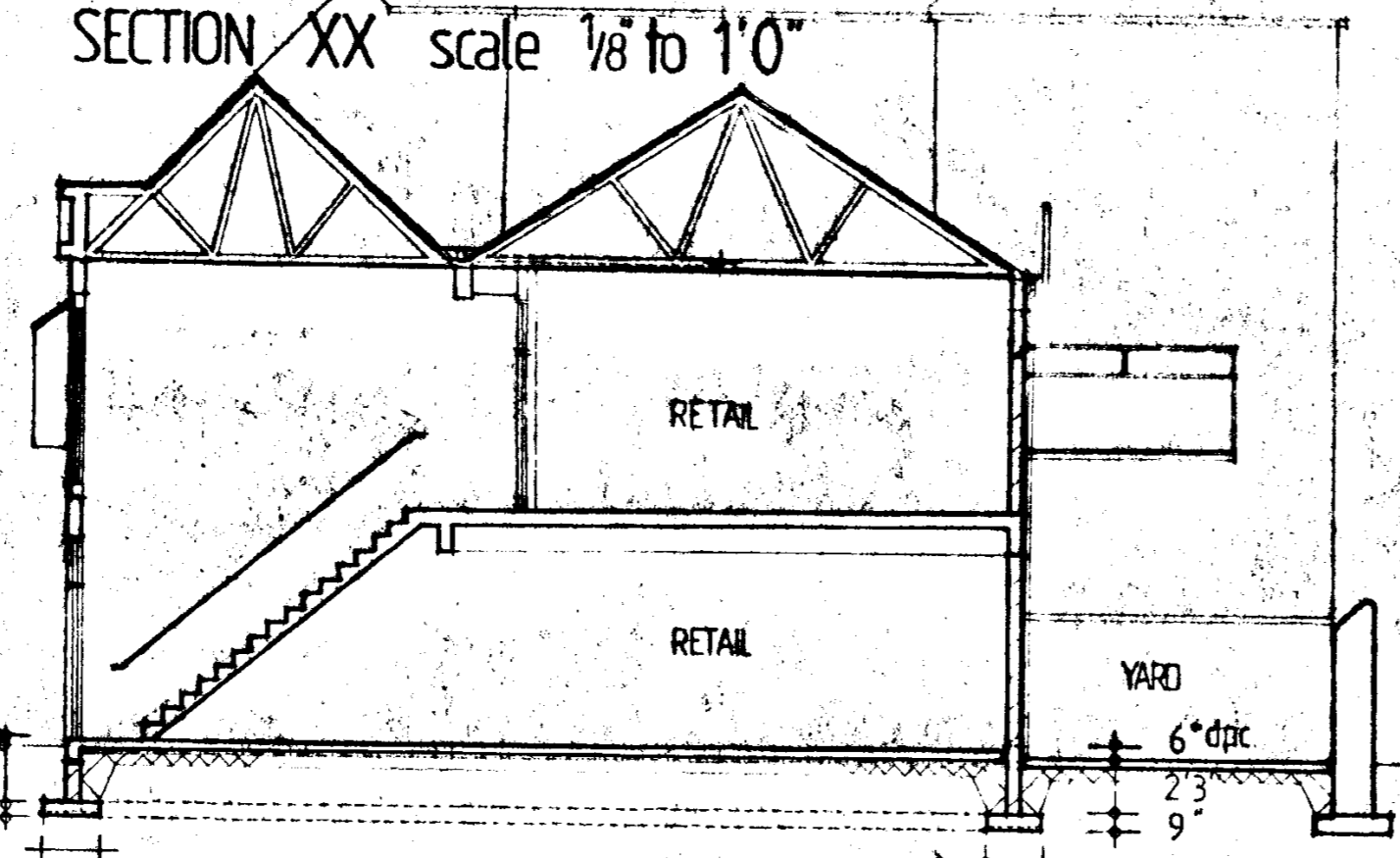
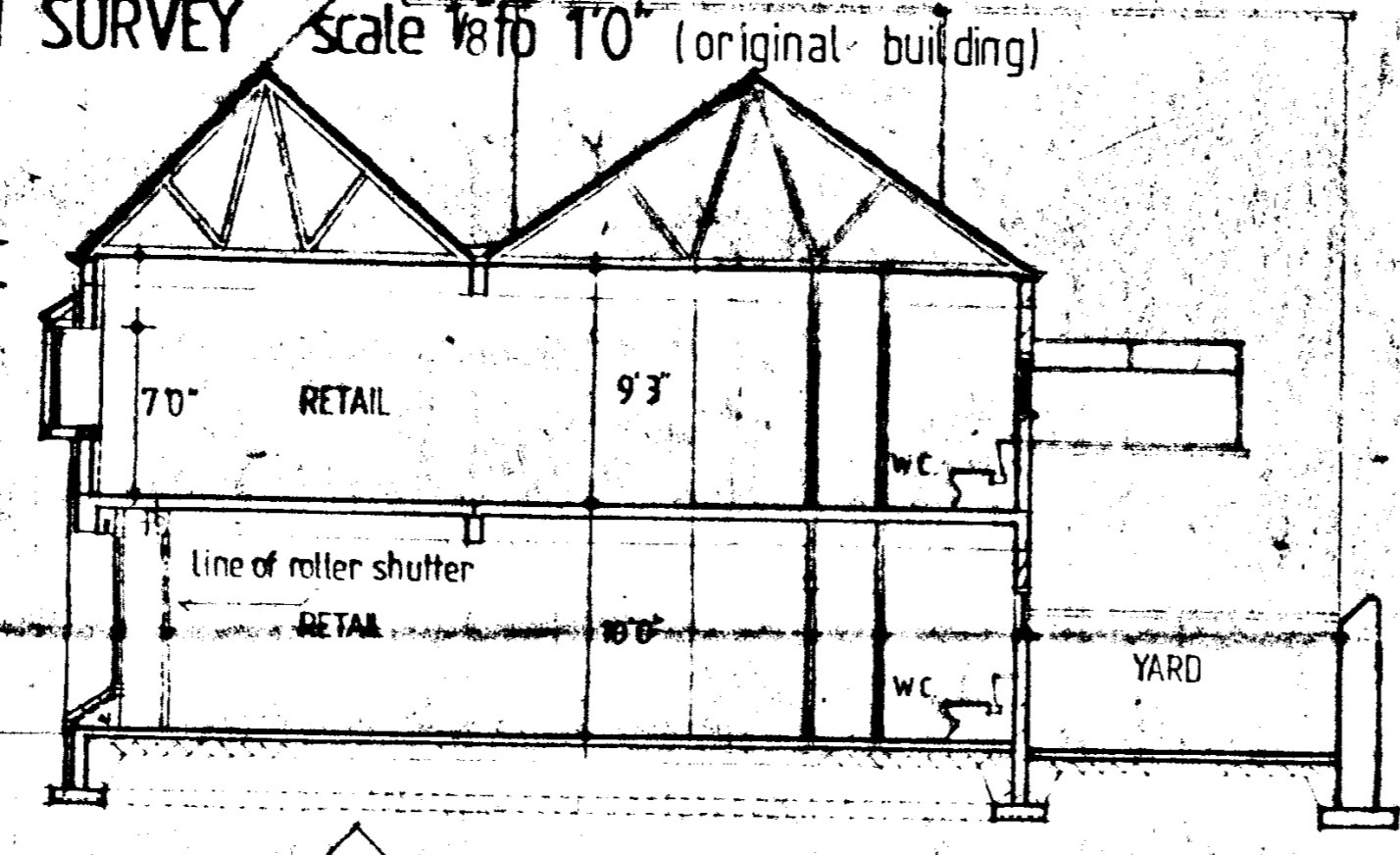
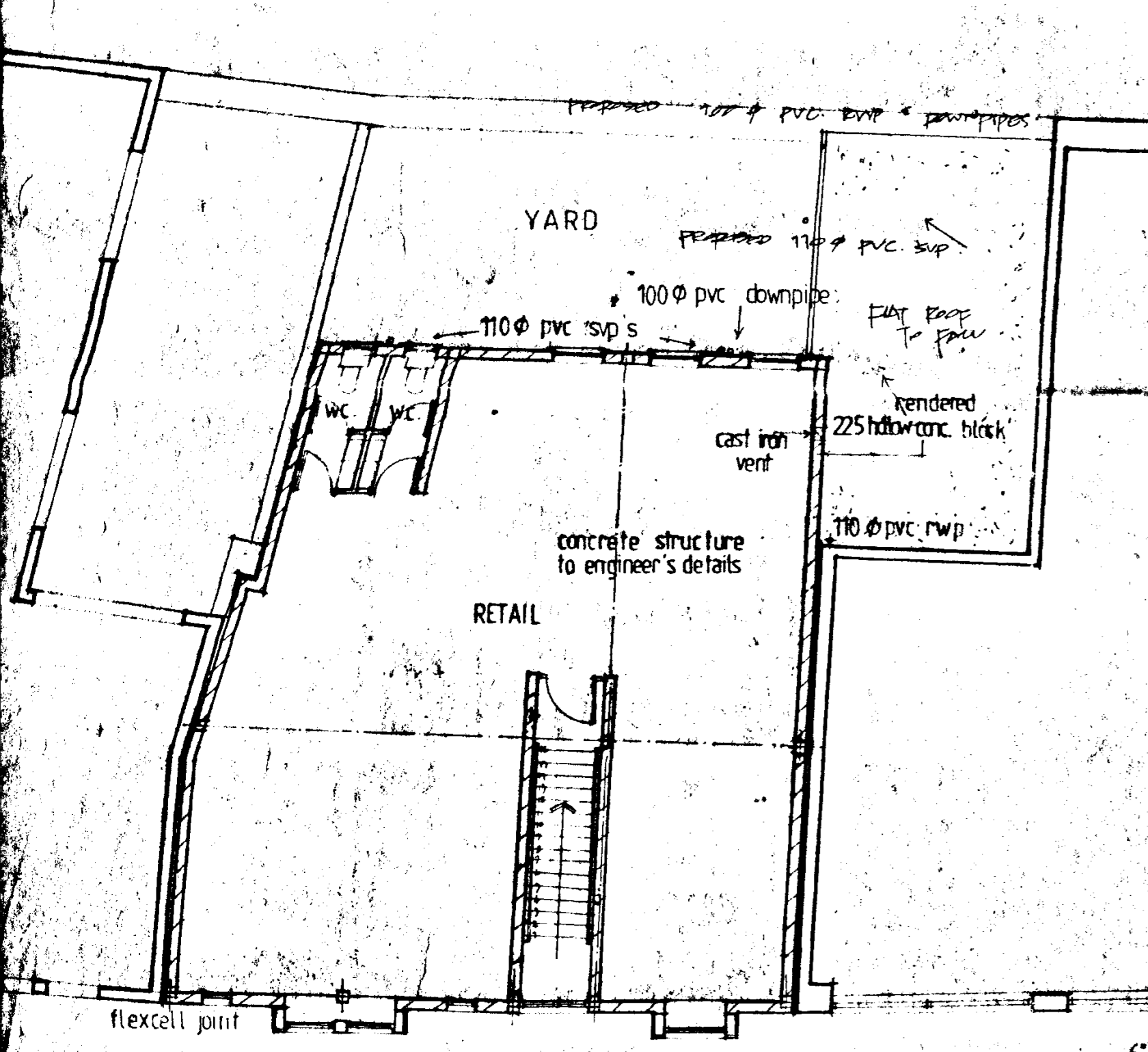
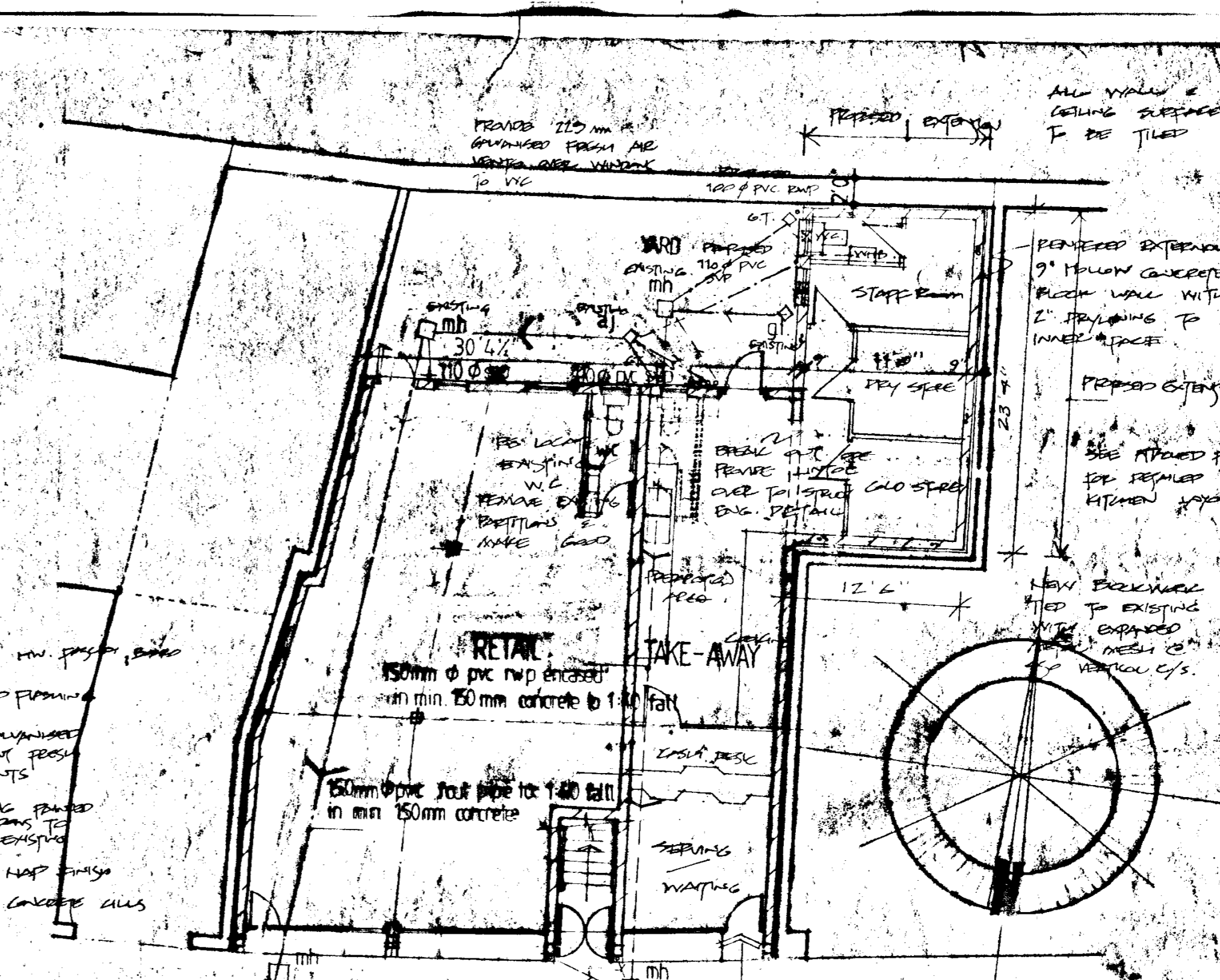
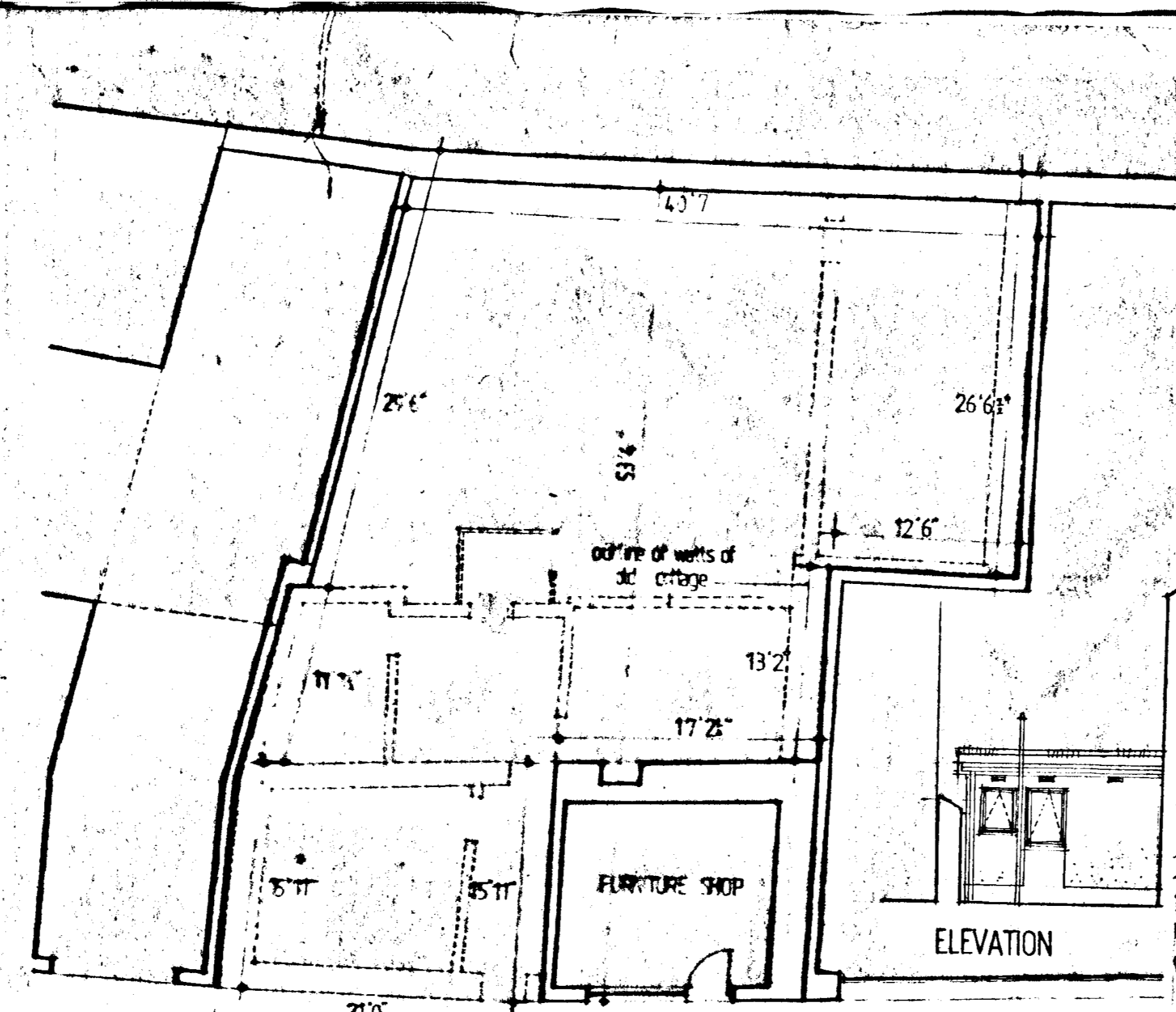
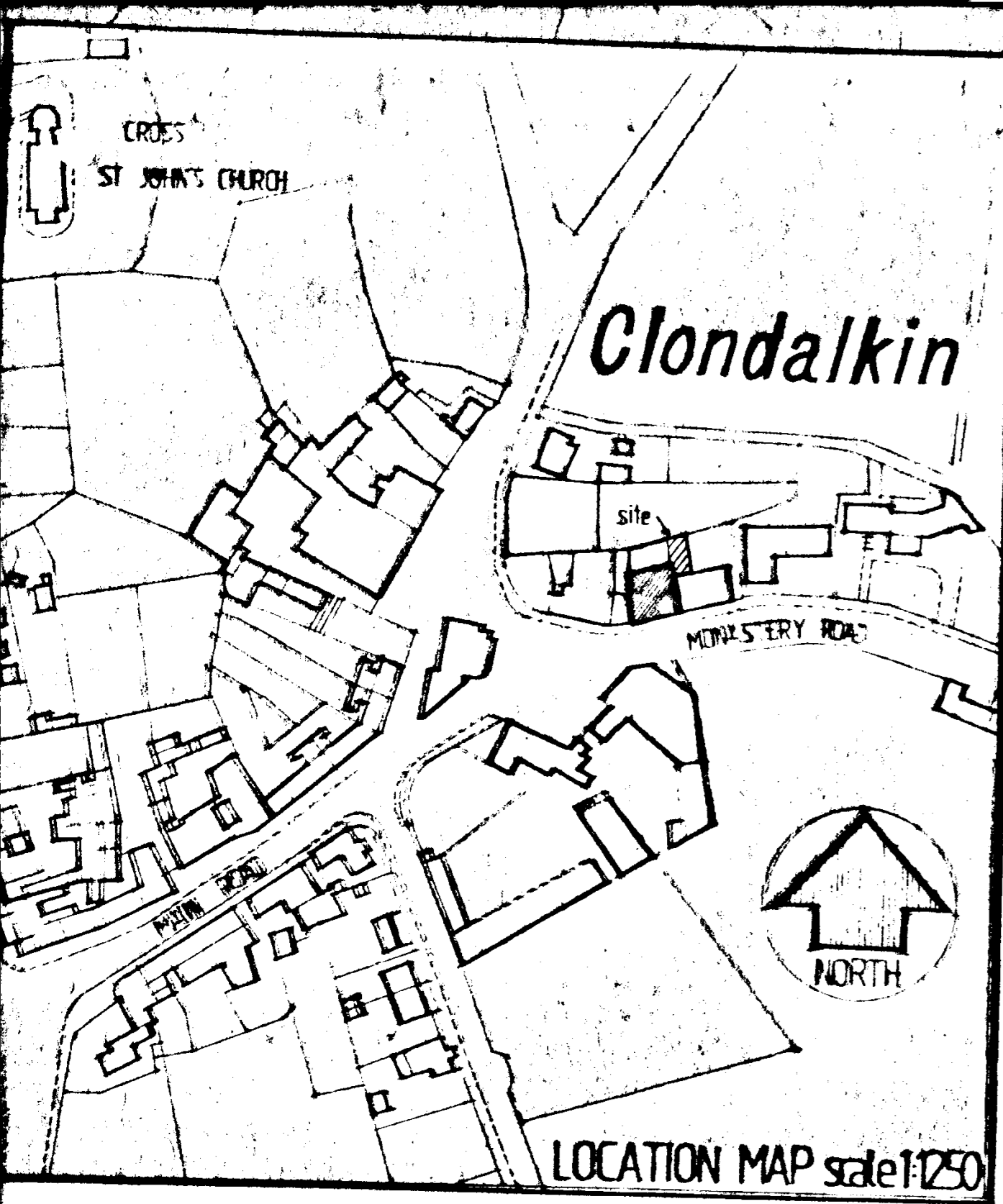
Following discussions with the Health Department, they requested additional store space to the rear which they felt was appropriate relative to the size and type of business being proposed. The layout shown on the plans is that which has been discussed with the health department.

The proposed store would be located to the rear and east of the existing rear yard. It would not infringe on the rear open yard space immediately behind all the existing units. There was in fact originally a single storey lean-to shed in this area which was subsequently removed.

I trust that you find the above satisfactory. If you have any queries or require any additional information, please do not hesitate to contact me.

Yours faithfully,

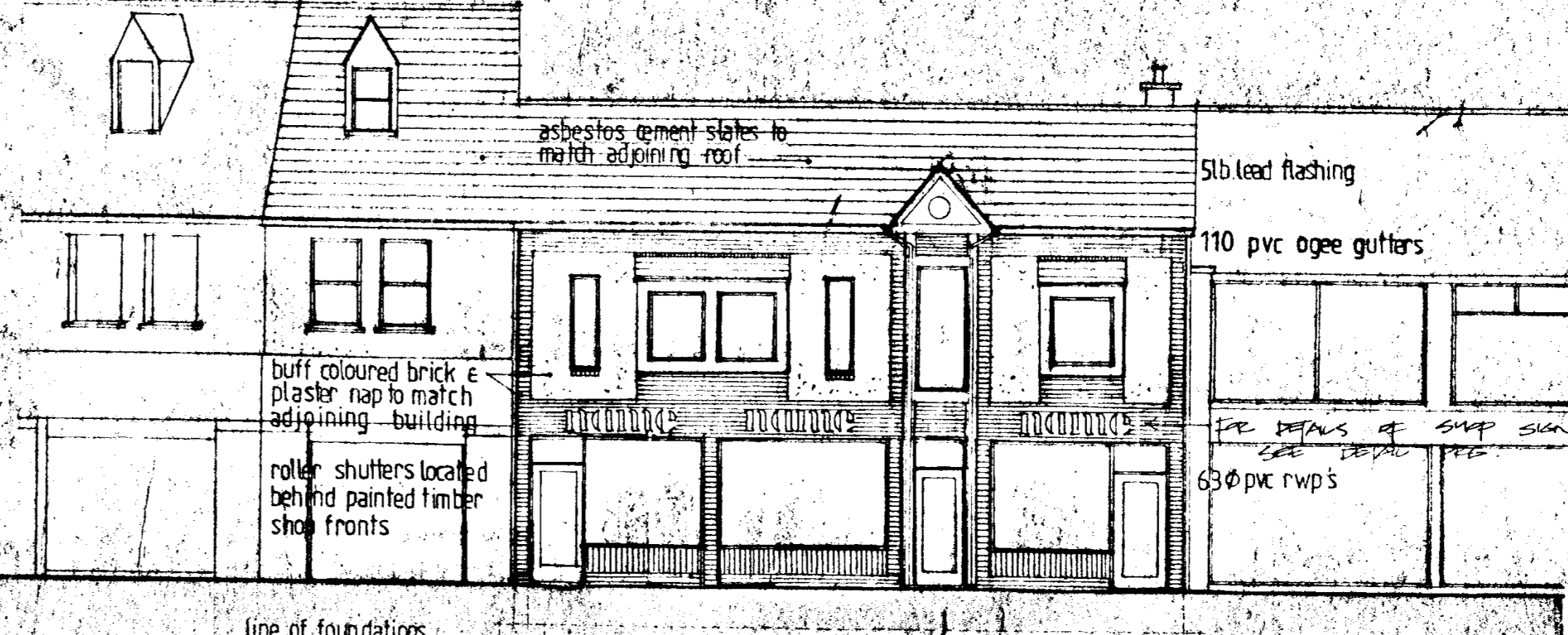
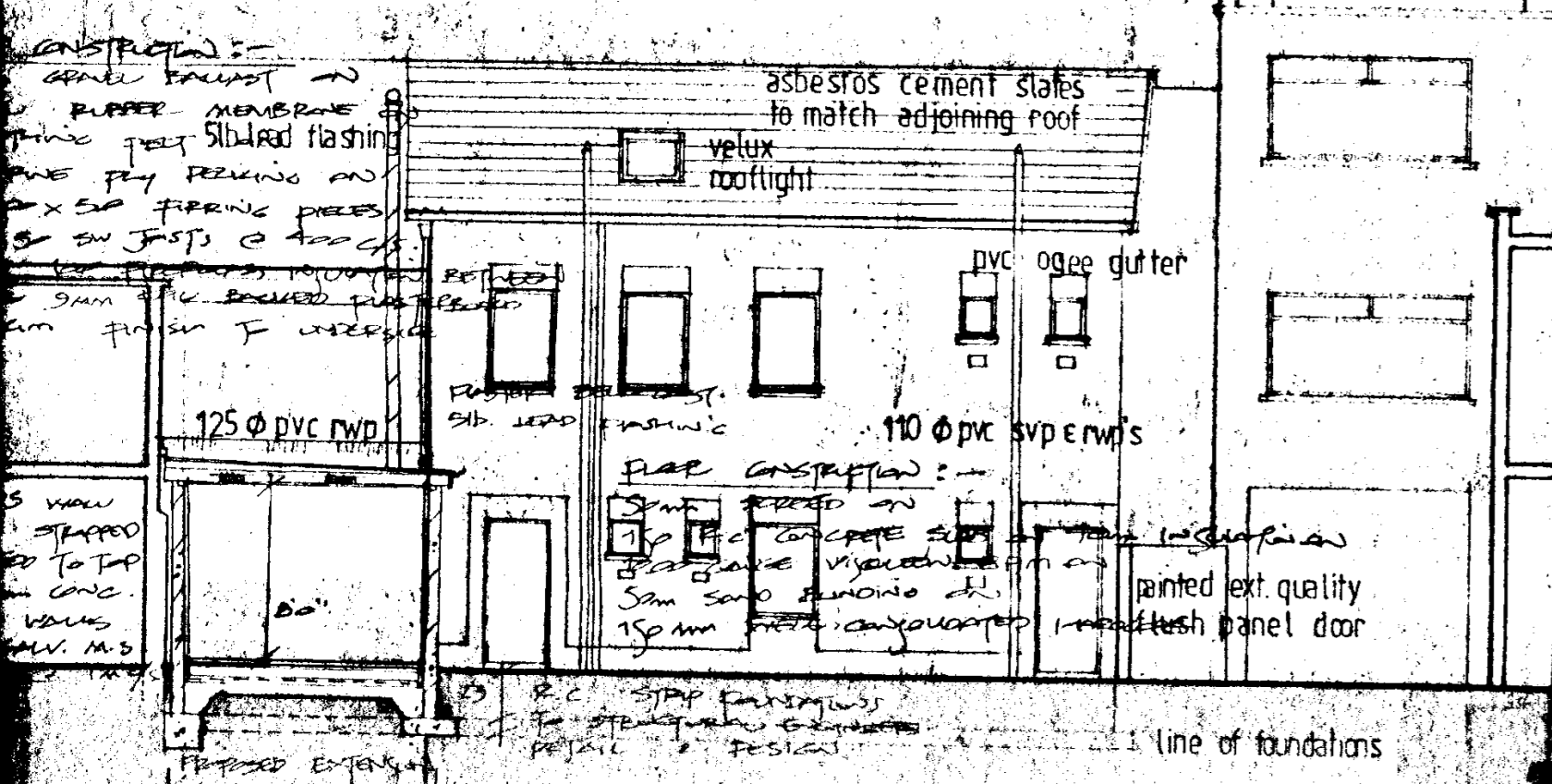
  
Paul Sinnott, Dip.Arch., A.R.I.A.I.



PITCHED ROOF CONSTRUCTION -  
Asbestos cement slates on 50 x 25 treated battens on 1 layer of untreated felt on Prefabricated p.p.c. rafter timber trusses at 400 centres to engineer's details fixed to 100 x 75 wall plate on 225mm rendered solid concrete block wall

Roof lined with 100 fiberglass insulation and finished in 12 foil backed plasterboard skin Valley gutter lined with 5lb lead on 25 marine ply gutter

UPPER FLOOR CONSTRUCTION -  
50 screed on Precast concrete floor slabs on Cast in situ r.c. beams to engineer's details  
Colour coated aluminium bay windows secured with m.s. brackets to engineer's details



NOTES -

ALL WALLS & CEILING SURFACES TO BE TILED  
PERMITTED EXTENSION 9" Hollow concrete block wall with 2" plastering to inner face  
PERMITTED EXTENSION  
SEE ATTACHED PLAN FOR RECORDED HEIGHTS  
LOW BEAMS TO EXISTING W/CS TO REMAIN TO BE TILED TO W/CS

DUBLIN COUNTY COUNCIL  
Planning Dept. Registry Section  
APPLICATION RECEIVED  
10 OCT 1991  
REG No. 91/147

PROPOSED SIGN & SINGLE STOREY  
FLAT ROOF EXTENSION TO REAR  
OF PROPOSED TAKE AWAY TO  
EXISTING

2 STOREY RETAIL DEVELOPMENT  
AT  
MONASTERY ROAD CLONDALKIN

Date: Revision:  
Stewart & Sinnott Studio  
1 Windsor Place, Dublin 2  
Date: Oct 1991 Scale 1/8 to 1'0"  
Title: Plans, Sections, Elevations  
Tel: 614482