

BYE LAW APPLICATION FEES

REF. NO.: 91A/1635 CERTIFICATE NO.: 182318

PROPOSAL: Int. alts.

LOCATION: Menard Ind. Lot, D.22

APPLICANT: Callow Eilmore Ltd.

	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	@ £3.50 per M ² or £70					
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater	<u>£70</u>	<u>£80</u>	<u>-</u>		<u>£10 overpayment</u>

Column 1 Certified: Signed: _____ Grade: _____ Date: _____

Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: N. Deane Grade: III Date: 5/5/72

Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/1635 Cert. No. 26876
 PROPOSAL. Change use of unit from engineering supplier to car showroom
 LOCATION. Monard Industrial Estate, Bolgale Road D.24
 APPLICANT. Windsor Motors Ltd

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 <u>667.25m</u>	@£1.75 per m2 or £40	<u>1160.25</u>	<u>1158.94</u>	<u>1.31</u>	<u>Not seen</u>
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: [Signature] Grade D/12 Date 7/16/91

Column 1 Endorsed: Signed: Grade Date

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 16/19/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: *91A/1635*

CONT. REGD:

SERVICES INVOLVED: WATER/POUL/SEWER/SURFACE WATER

REA OF SITE:

FLOOR AREA OF PRESENT PROPOSED: *7129 ft²*

MEASURED BY: *J. Y. 17/10/91.*

HECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO:
DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2031/92

CN 4221

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION:	
Standard:	218280
Roads:	21000
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

WLR

Register Reference : 91A/1635 Date Received : 13th March 1992

Correspondence : T. P. Byrne & Associates,
Name and : Emmet Bridge House,
Address : 38 Upper Clanbrassil Street,
Dublin 8.

Development : Change of use of industrial unit at front from
engineering supplies to car showroom and service area.

Location : Monarch Industrial Estate, Belgard Road.

Applicant : Windsor Motors Limited.

App. Type : Permission

Zoning : E

Floor Area : 662 sq.metres

gb

(GB/BB)

6th May, 1992.

Report of Dublin Planning Officer dated ~~29th November, 1991.~~

This is an application for PERMISSION for use of industrial unit from Engineering Supplies to car showroom and service area. The site is at the Monarch Industrial Estate, Belgard Road.

The area in which the site is located is zoned with the objective "to provide for industrial and related uses". "Motor Sales Outlet" is permitted within this zoning".

The floor area of the proposed development is 662 sq. metres.

History of the site indicates the following:-

1. WA 601 - Permission granted for original overall development of industrial/warehousing structures.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1635

Page No: 0002

Location: Monarch Industrial Estate, Belgard Road.

2. XA 595 - Permission for alterations to unit.
3. YA 71 - Permission for specific use of unit
- 89A-736 - Permission for change of use from factory to Auction Hall.
- 90A-108 - Permission refused for signs on Belgard Road.
- 91A-1630 - Permission granted for restaurant use within unit
- 91A/1634 - Permission granted for parking area and landscaping alterations.

Enforcement File 4667 also refers.

A report on file from Parks Department refers to the history of Enforcement proceedings. These resulted in a compliance submission of an overall landscape plan for the entire site, with particular reference to the Belgard Road. This has not been carried out, and the entire site is in poor condition. Given the importance of the Belgard Road, and the efforts being made to improve the general environmental condition of Tallaght, (the entire area is outlined in red in this application) additional information was sought with regard to this issue as follows.

1. Applicant to indicate proposals for the landscaping of the site outlined in red on site plan submitted on 11th October, 1991, which were previously agreed with the Planning Authority in compliance with condition no. 8 of the permission granted under Reg. Ref. XA 595, but which have not been implemented. Additional Information was submitted on 13/3/92.

This consists of a letter indicating that the landscaping plan agreed with Mr. P.Cuthbert of the Parks Department has now been carried out. Site inspection confirms that planting has been carried out.

Revised plan and elevations and signs at the premises are also enclosed, ~~from the report~~. I spoke with Mr. T. Byrne Architect, on 6.5.92 and advised him that this would not be treated as part of the current application. He was aware of this point, and stated that he intended to submit a separate application following discussions with the Planning Authority.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1635

Page No: 0003

Location: Monarch Industrial Estate, Belgard Road.

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 13.03.92 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 this permission shall refer to change of use only, and that the proposed changes in plan and elevations, included with the Additional Information submitted on 13.03.92, shall be the subject of a separate application.

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

03 Within one month of the date of this permission applicant shall submit to the Planning Authority a complete layout of the site indicating the final landscaping proposals for which the agreement of the Parks Department shall be obtained.

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1635

Page No: 0004

Location: Monarch Industrial Estate, Belgard Road.

- ME*
- 04 That arrangements made with regard to the payment of the balance of the financial contribution in the sum of £18,280. as required by condition no. 3 of the planning permission granted under Register Reference WA/601 be strictly adhered to in respect of this proposal.
REASON: In the interest of the proper planning and development of the area.
- ME*
- 05 That a financial contribution in the sum of £1,000. as required by condition no. 11 of the planning permission granted under Register Reference 89A/736 be paid on receipt of grant of planning permission for this proposal.
REASON: In the interest of the proper planning and development of the area.

Richard Cremino SEP
for Dublin Planning Officer

8/5/92

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 (5) conditions set out above is hereby made.

Dated : *12th* MAY, 1992.

[Signature]
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1635.
DEVELOPMENT: Car showroom.
LOCATION: Monarch Ind. Estate, Belgard Rd.
APPLICANT: Windsor Motors Ltd.
DATE LODGED: 11.10.91.

The proposal is for a change of use to car showrooms. There are also two other current applications on the larger site one for retention of a restaurant (Reg. Ref: 91A/1630) and another for retention of 23 off-street parking spaces (91A/1634). As stated on the other Roads Reports the off-street car spaces would adequately cater for the restaurant development.

The off-street parking provision would not be considered to cater for a showroom development. It is likely that there would be an overflow from the showroom and off-street spaces would be used to advertise cars. It would not be acceptable to have such a development near the junction with Belgard Road.

Permission should be refused as:-

1. The development would lead to on-street parking and advertising adjacent to the junction with Belgard road and thereby endanger public safety by reason of traffic hazard.

GC/BMcC
14.11.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	22. 11. 91
Time	12.15

SIGNED: Genett Cuna
DATE: 12/11/91

ENDORSED: E. Madde
DATE: 20th Nov '91

P/5526/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1635

Date Received : 11th October 1991

Correspondence : T. P. Byrne & Associates,
Name and : Emmet Bridge House,
Address : 38 Upper Clanbrassil Street,
Dublin 8.

Development : Change of use of industrial unit at front from
engineering supplies to car showroom and service area.

Location : Monarch Industrial Estate, Belgard Road.

Applicant : Windsor Motors Limited.

App. Type : Permission

Zoning : 'E'

Floor Area : 662 Sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 29th November, 1991.

This is an application for PERMISSION for use of ~~use~~ of industrial unit from Engineering Supplier to car showroom and service area. The site is at the Monarch Industrial Estate, Belgard Road.

The area in which the site is located is zoned with the objective "to provide for industrial and related uses". "Motor Sales Outlet" is permitted within this zoning".

The floor area of the proposed development is 662 sq. metres.

This application should be seen in conjunction with 91A/1630 and 91A/1634, for restaurant and car parking respectively.

History of the site indicates the following:-

1. WA 601 - Permission granted for original overall development of industrial/warehousing structures.
2. XA 595 - Permission for alterations to unit.
3. YA 71 - Permission for specific use of unit

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

89A-736 - Permission for change of use from factory to Auction Hall.

90A-108 - Permission refused for signs on Belgard Road.

Enforcement File 4667 also refers.

A report on file from Parks Department refers to the history of Enforcement proceedings. These resulted in a compliance submission of an overall landscape plan for the entire site, with particular reference to the Belgard Road. This has not been carried out, and the entire site is in poor condition.

Given the importance of this site on the Belgard Road, and the efforts being made to improve the general environmental condition of Tallaght, I would recommend that additional information be sought with regard to this issue.

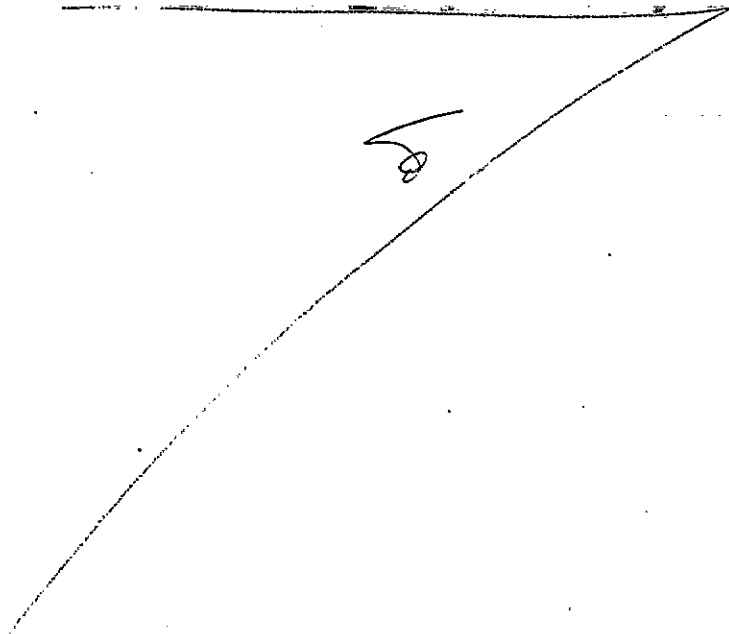
(The entire site is outlined in red).

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

01 Applicant to indicate proposals for the landscaping of the site outlined in red on site plan submitted on 11th October, 1991, which were previously agreed with the Planning Authority in compliance with Condition No. 8 of the permission granted under Reg. Ref. KA 595,

E.C. but which have not been implemented.

GB.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Richard Cernino SEP

for Dublin Planning Officer *3/12/91*

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 : *9th* ~~NOVEMBER~~ *DECEMBER* 1991

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

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

Geraldine Boothman

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1635.

DEVELOPMENT: Car showroom.

LOCATION: Monarch Ind. Estate, Belgard Rd.

APPLICANT: Windsor Motors Ltd.

DATE LODGED: 11.10.91.

The proposal is for a change of use to car showrooms. There are also two other current applications on the larger site one for retention of a restaurant (Reg. Ref: 91A/1630) and another for retention of 23 off-street parking spaces (91A/1634). As stated on the other Roads Reports the off-street car spaces would adequately cater for the restaurant development.

The off-street parking provision would not be considered to cater for a showroom development. It is likely that there would be an overflow from the showroom and off-street spaces would be used to advertise cars. It would not be acceptable to have such a development near the junction with Belgard Road.

Permission should be refused as:-

1. The development would lead to on-street parking and advertising adjacent to the junction with Belgard road and thereby endanger public safety by reason of traffic hazard.

GC/BMcC
14.11.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SEC.	
Date	21.11.91
Time	11.00

SIGNED: *Gareth Cunn*
DATE: 12/11/91

ENDORSED: *E. Madden*
DATE: 20th Nov 91



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref.

Your Ref.

Date

23.10.1991

RE: Car Showroom at Monarch Industrial Estate, Belgard Road.
Reg. Ref. 91A/1635.

The site plan drawing No. 91/19/06 clearly shows the curtilage of the overall area outlined in red on the enclosed drawing with this application. There has been a history of enforcement proceedings on these lands, which resulted in a compliance submission of an overall landscape plan for the entire site with special emphasis on the improvement of the area alongside the Belgard Road. To date, the environmental improvement works have never been carried out, and the entire site is in very poor condition and detracts from the general environmental works being carried out in the Tallaght Area. It is recommended that the landscaping of the site is included within an overall environmental scheme for the Industrial Estate.

It is recommended that Additional Information is sought.



SENIOR PARKS SUPERINTENDENT

Copy of Notice to

we sent to Mr. T. Byrne

— original not received.

CFB 11/6

PC



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

T. P. Byrne & Associates,
Emmet Bridge House,
38, Upper Clanbrassil Street,
Dublin 8.

Our Ref. 91A-1635
Your Ref.
Date 12 May 1992

Re: Change of use of industrial unit at front from engineering supplies to car showroom and service area at Monarch Industrial Estate, Belgard Road for Windsor Motors Ltd.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 12 May 1992, in connection with the above.

Signed: _____

On behalf of: (Name) _____
(Address) _____

I hereby certify that the above Notification, dated 12 May 1992, was handed by me to the above signed today.

SIGNED: May Murphy
DATED: 12.05.92

(Placed in
Letter Box)

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 of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of 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 of £50 (fifty pounds).

(c) A party to an appeal making a request to An Bord Pleanana for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanana a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) 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. Approval of the Council under the Building Bye-Laws must be obtained for new work 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. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.

Reg.Ref. 91A/1635
Decision Order No. P/ 2031 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach lacht,
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 13.03.92 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 this permission shall refer to change of use only, and that the proposed changes in plan and elevations, included with the Additional Information submitted on 13.03.92, shall be the subject of a separate application.

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

03 Within one month of the date of this permission applicant shall submit to the Planning Authority a complete layout of the site indicating the final landscaping proposals for which the agreement of the Parks Department shall be obtained.

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

04 That arrangements made with regard to the payment of the balance of the financial contribution in the sum of £18,280 as required by condition no. 3 of the planning permission granted under Register Reference WA 601 be strictly adhered to in respect of this proposal.

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

05 That a financial contribution in the sum of £1,000 as required by condition no. 11 of the planning permission granted under Register Reference 89A-0736 be paid on receipt of grant of planning permission for this proposal.

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.
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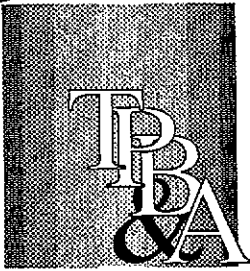
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5. Approval of the Council under the Building Bye-Laws must be obtained for new work and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced. Approval under the Building Bye-Laws is not applicable to garden walls and entrances etc. Approval under the Building Bye-Laws cannot be obtained in cases involving retention of works previously carried out.



T. P. BYRNE & ASSOCIATES
ARCHITECTURAL
CONSULTANTS

EMMET BRIDGE HOUSE
38, UPPER CLANBRASSIL STREET
DUBLIN 8

TELEPHONE 530320/10/30 FAX 530331

Dublin County Council
Building Control Section
Liffey House
Tara Street
Dublin 2

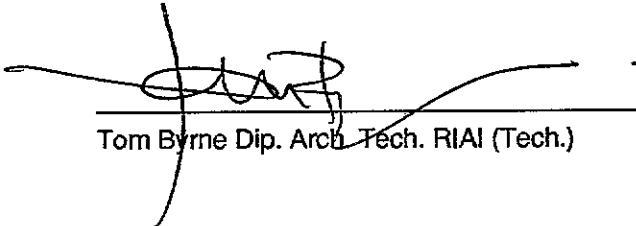
15th April 1992

***Building Bye-Law Application for change of use of industrial unit at front of
Monarch Industrial Estate, Belgard Road, Dublin 22 from engineering supplies to
car showroom and service area. Planning Reg. Reference n^o 91A/1635***

Dear Sir or Madam,

On behalf of our client Messrs. Callow Gilmore Ltd. we are applying for Building Bye-Law Approval for the above. We enclose 2 n^o copies of drawings and engineer's details. We also enclose a fee of IR£80 to cover same.

Yours faithfully,

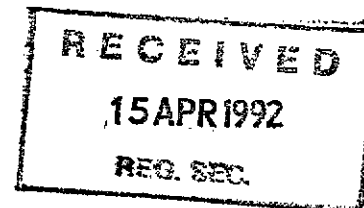


Tom Byrne Dip. Arch. Tech. RIAI (Tech.)

91A/1635
1.6.0
882

BYE LAW APPLICATION

REC. No. 260672
£80.00



OMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

DUBLIN COUNTY COUNCIL

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

[Empty box for Receipt Code]

PAID BY

CASH

CHEQUE

M.O.

B.L.

L.I.

BYE-LAW APPLICATION
N 64672
REG. NO.

£80.00

Received this 15th day of April 1992

from T.P. Byrne & Assoc.,
38 Vex Lambrossil St.,
D.8

the sum of eighty Pounds

Pence, being 00 00

bye-law application 91A/1635

M. De Cashier

S. CAREY
Principal Officer
Class C

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
15 APR 1992
REG No. 91A/1635
APPLICATION TYPE: P/R
NO L.D.S.

T. P. BYRNE & ASSOCIATES
ARCHITECTURAL
CONSULTANTS

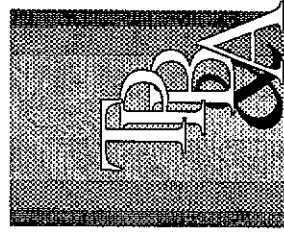
EMMET BRIDGE HOUSE
38, UPPER CLANBRASSIL STREET
DUBLIN 8

TELEPHONE 530320/10/50 FAX 530331

PROPOSED CHANGE OF USE OF EXISTING ENGINEERING
SUPPLIERS TO CAR SHOWROOM/SERVICING WITH
ANCILLIARY FACILITIES AT MONARCH INDUSTRIAL ESTATE
FOR CALLOW GILMORE

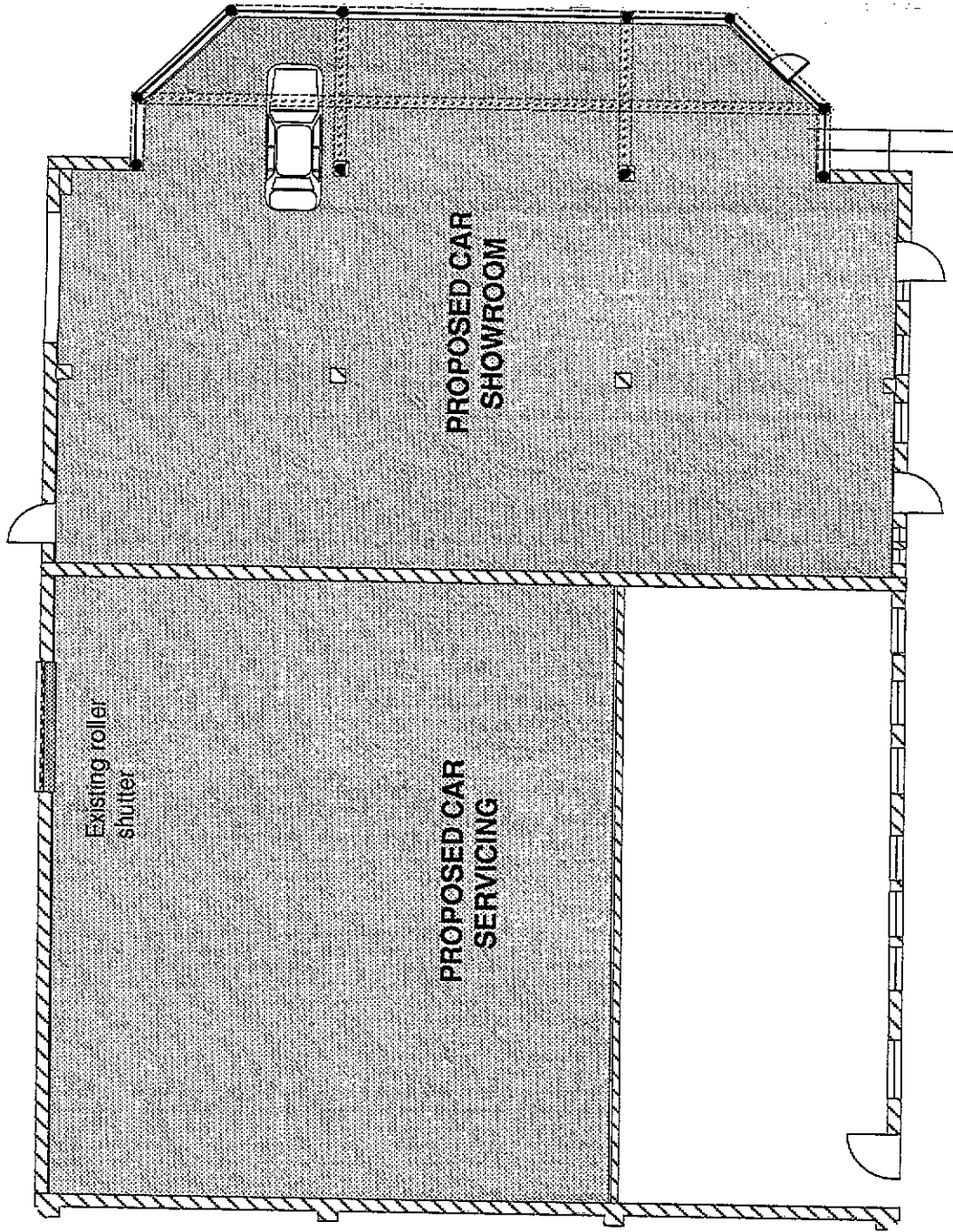
Project n°: 91/19

Scale: AS NOTED



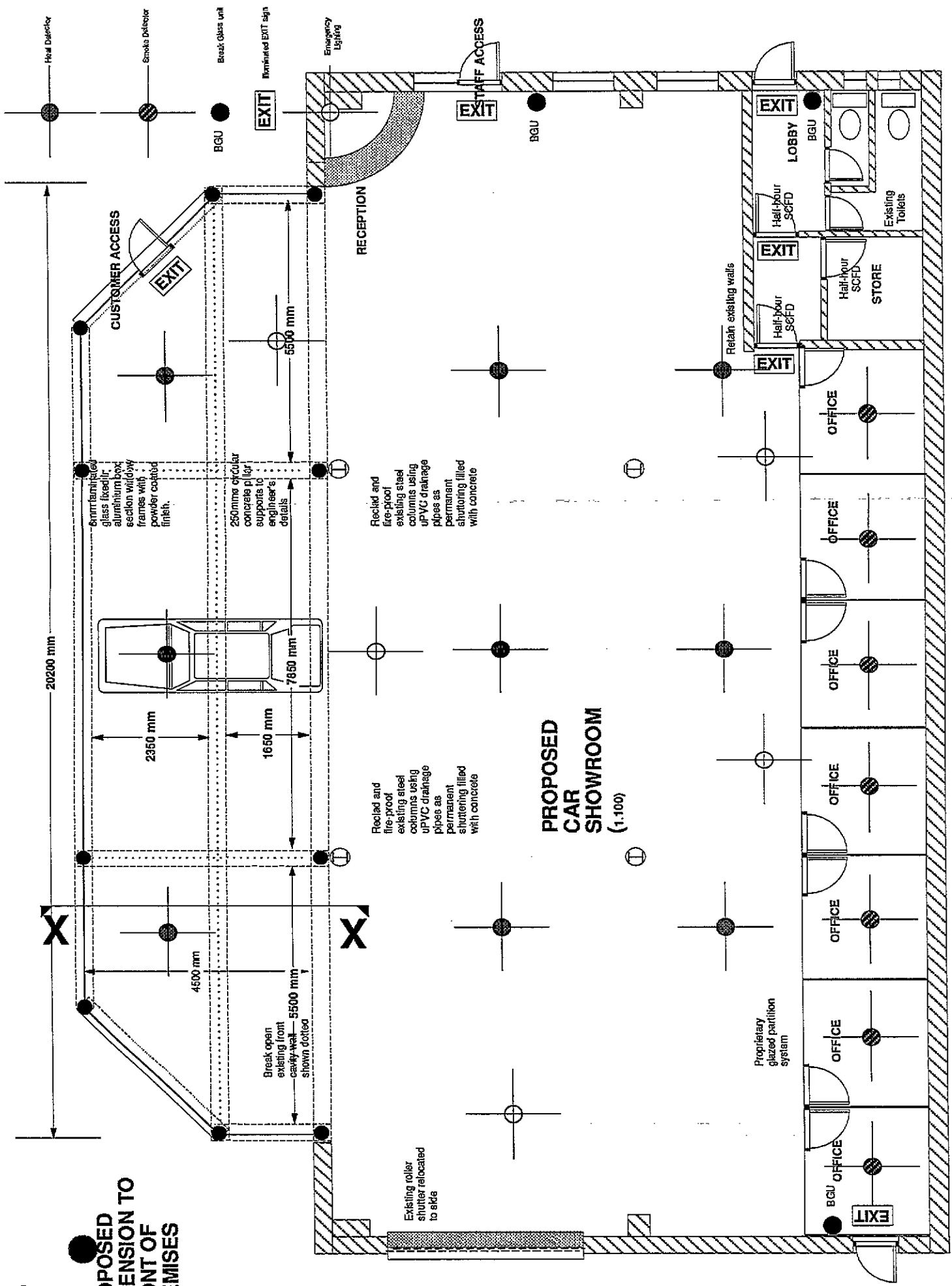
Do not scale, use figured dimensions only. All dimensions must be checked on site and any discrepancies between site and figured dimensions to be brought immediately to the attention of the architect.

©These drawings are copyright.



**BLOCK PLAN SHOWING PROPOSED UNIT FOR
CHANGE OF USE (shaded area) (1:200)**

PROPOSED TO EXTENSION TO FRONT OF PREMISES



PROPOSED CAR SHOWROOM (1:100)

Recycled and fire-proof existing steel columns using UPVC drainage pipes as permanent shoring filled with concrete

Recycled and fire-proof existing steel columns using UPVC drainage pipes as permanent shoring filled with concrete

Proprietary glazed partition system

Extruded aluminium box section with powder coated finish.

250mm circular concrete pillar supports to engineers' details

Existing roller shutter relocated to side

RECEPTION

CUSTOMER ACCESS

STAFF ACCESS

Retain existing walls

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Half-hour SCFD

Heat Detector

Smoke Detector

Break glass unit

Illuminated EXIT sign

Emergency Lighting

20200 mm

2350 mm

1650 mm

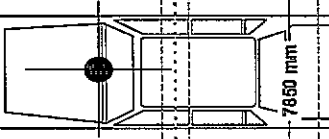
4500 mm

5500 mm

7850 mm

5500 mm

Break open existing front cavity wall shown dotted



LOBBY

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Existing Toilets

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



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

Register Reference : 91A/1635

Date : 20th March 1992

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

Dear Sir/Madam,

DEVELOPMENT : Change of use of industrial unit at front from
engineering supplies to car showroom and service area.

LOCATION : Monarch Industrial Estate, Belgard Road.

APPLICANT : Windsor Motors Limited.

APP. TYPE : Additional Information

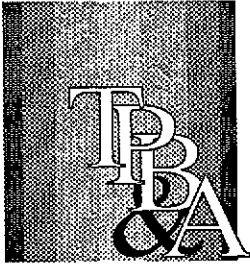
With reference to the above, I acknowledge receipt of additional information
received on 13th March 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

T. P. Byrne & Associates,
Emmet Bridge House,
38 Upper Clanbrassil Street,
Dublin 8.



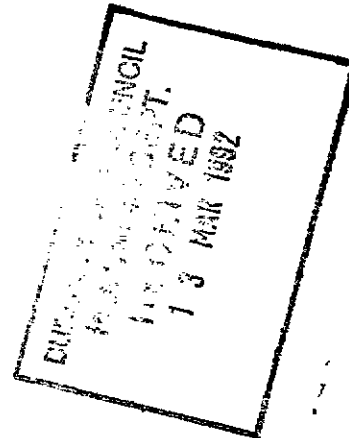
T.P. BYRNE & ASSOCIATES
ARCHITECTURAL
CONSULTANTS

EMMET BRIDGE HOUSE
38, UPPER CLANBRASSIL STREET
DUBLIN 8

TELEPHONE 530320/10/30 FAX 530331

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

12th March 1992

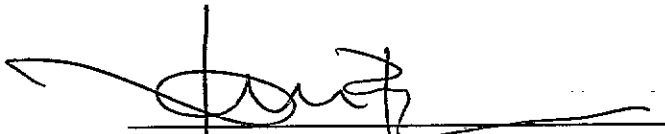


**Additional Information regarding change of use of industrial unit at front from
engineering supplies to car showroom and service area. Reg. Reference n^o
91A/1635**

Dear Sir or Madam,

We enclose 4 n^o copies of revised elevations as additional information and state that the landscaping plan agreed with Mr. Peter Cuthbert of the parks department of Dublin County Council has been carried out.

Yours faithfully,



Tom Byrne Dip. Arch. Tech. RIAI (Tech.)

91A/1635
2.12.0
A.1.



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/ 5526 /91 Date of Decision : 9th December 1991

Register Reference : 91A/1635 Date Received : 11th October 1991

Applicant : Windsor Motors Limited.

Development : Change of use of industrial unit at front from
engineering supplies to car showroom and service area.

Location : Monarch Industrial Estate, Belgard Road.

Dear Sir/Madam,

With reference to your planning application, received here on 11.10.91 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 Applicant to indicate proposals for the landscaping of the site outlined in red on site plan submitted on 11th October, 1991, which were previously agreed with the Planning Authority in compliance with Condition No. 8 of the permission granted under Reg. Ref. XA 595 but which have not been implemented.

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

Copy

Yours faithfully,

PRINCIPAL OFFICER

Date : 10/12/91

T. P. Byrne & Associates,
Emmet Bridge House,
38 Upper Clanbrassil Street,
Dublin 8.

DUBLIN COUNTY COUNCIL
Planning Dept Registry Section
APPLICATION RECEIVED
13 MAR 1992
REG No. 91A/1635



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

T. P. Byrne & Associates,
Emmet Bridge House,
38 Upper Clanbrassil Street,
Dublin 8.

Our Ref.
Your Ref.
Date 10 December 1991

Re: Planning Applications - Reg. Ref. Nos. 91A/1634, ^{P.G.}
91A/1635 and 91A/1630.
A.I. P.G.

I, the undersigned, hereby acknowledge receipt of Notification
of Decision, dated 10 December 1991, in connection with the
above.

Signed: _____

On behalf of: (Name) J. Manning
(Address) _____

I hereby certify that the above Notification, dated 10 December
1991, was handed by me to the above signed today.

SIGNED: Mary Murphy
DATED: 10.12.91



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/ 5526 /91 Date of Decision : 9th December 1991

Register Reference : 91A/1635 Date Received : 11th October 1991

Applicant : Windsor Motors Limited.

Development : Change of use of industrial unit at front from
engineering supplies to car showroom and service area.

Location : Monarch Industrial Estate, Belgard Road.

Dear Sir/Madam,

With reference to your planning application, received here on 11.10.91 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 Applicant to indicate proposals for the landscaping of the site outlined in red on site plan submitted on 11th October, 1991, which were previously agreed with the Planning Authority in compliance with Condition No. 8 of the permission granted under Reg. Ref. XA 595 but which have not been implemented.

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

Yours faithfully,


.....
PRINCIPAL OFFICER

Date : 10/12/91

T. P. Byrne & Associates,
Emmet Bridge House,
38 Upper Clanbrassil Street,
Dublin 8.

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 of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of 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 of £50 (fifty pounds)

(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 of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) 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. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

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



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

Register Reference : 91A/1635

Date : 14th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use of industrial unit at front from
engineering supplies to car showroom and service area.

LOCATION : Monarch Industrial Estate, Belgard Road.

APPLICANT : Windsor Motors Limited.

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 11th October 1991.

Yours faithfully,

.....

for PRINCIPAL OFFICER

T. P. Byrne & Associates,
Emmet Bridge House,
38 Upper Clanbrassil Street,
Dublin 8.



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 MONARCH INDUSTRIAL ESTATE, BELGARD ROAD
(If none, give description sufficient to identify) DUBLIN 24,

3. Name of applicant (Principal not Agent) WINDSOR GAR AUCTIONS LTD. MOTORS LTD.
Address MONARCH INDUSTRIAL ESTATE, DUBLIN 24 Tel. No. 599300 540800
SCR, BELGARD, DUBLIN 8.

4. Name and address of T. P. BYRNE & ASSOCIATES, KEMMET BRIDGE HOUSE, 38 OPL,
person or firm responsible
for preparation of drawings CUMBRASSIL STREET, DUBLIN 8 Tel. No. 530320

5. Name and address to which T. P. BYRNE & ASSOCIATES
notifications should be sent
AS ABOVE

6. Brief description of CHANGE OF USE OF UNIT AT FRONT OF MONARCH INDUSTRIAL
proposed development ESTATE FROM ENGINEERING SUPPLIES TO CAR SHOWROOM & ANCILLARY

7. Method of drainage MAINS 8. Source of Water Supply MAINS WELLYHOT.

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. DETAIL / WAREHOUSE
(b) Proposed use of each floor CAR SHOWROOM / SERVICING 1158.94 1410

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO N 50880.

11 (a) Area of Site Sq. m.
(b) Floor area of proposed development 662.25 Sq. m.
(c) Floor area of buildings proposed to be retained within site 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:
AS FAR AS POSSIBLE

15 List of documents enclosed with A NO COPIES OF PLANS, ELEVATIONS, SECTIONS, SITE LOCATION
MAP, SITE PLAN, NEWSPAPER NOTICE, FEE CHECKS

DUBLIN 24 Planning permission being sought for change of use of industrial unit at front of Monarch Industrial Estate, Belgard Road, from engineering supplies to car showroom and service area. Windsor Motors Limited.

16 Gross floor space of proposed development (See back) 662.25 Sq. m.

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

Fee Payable £ 1158.94 Basis of Calculation 662.25 SQ. M. @ £1.75/M.

Signature of Applicant (or his Agent) [Signature] Date 11/10/91

Application Type P REGISTERED FOR OFFICE USE ONLY

Register Reference 91A/1635

Amount Received £ 1.16.0

Receipt No 21-8
Date

Sub
her
28/9/91

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

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 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

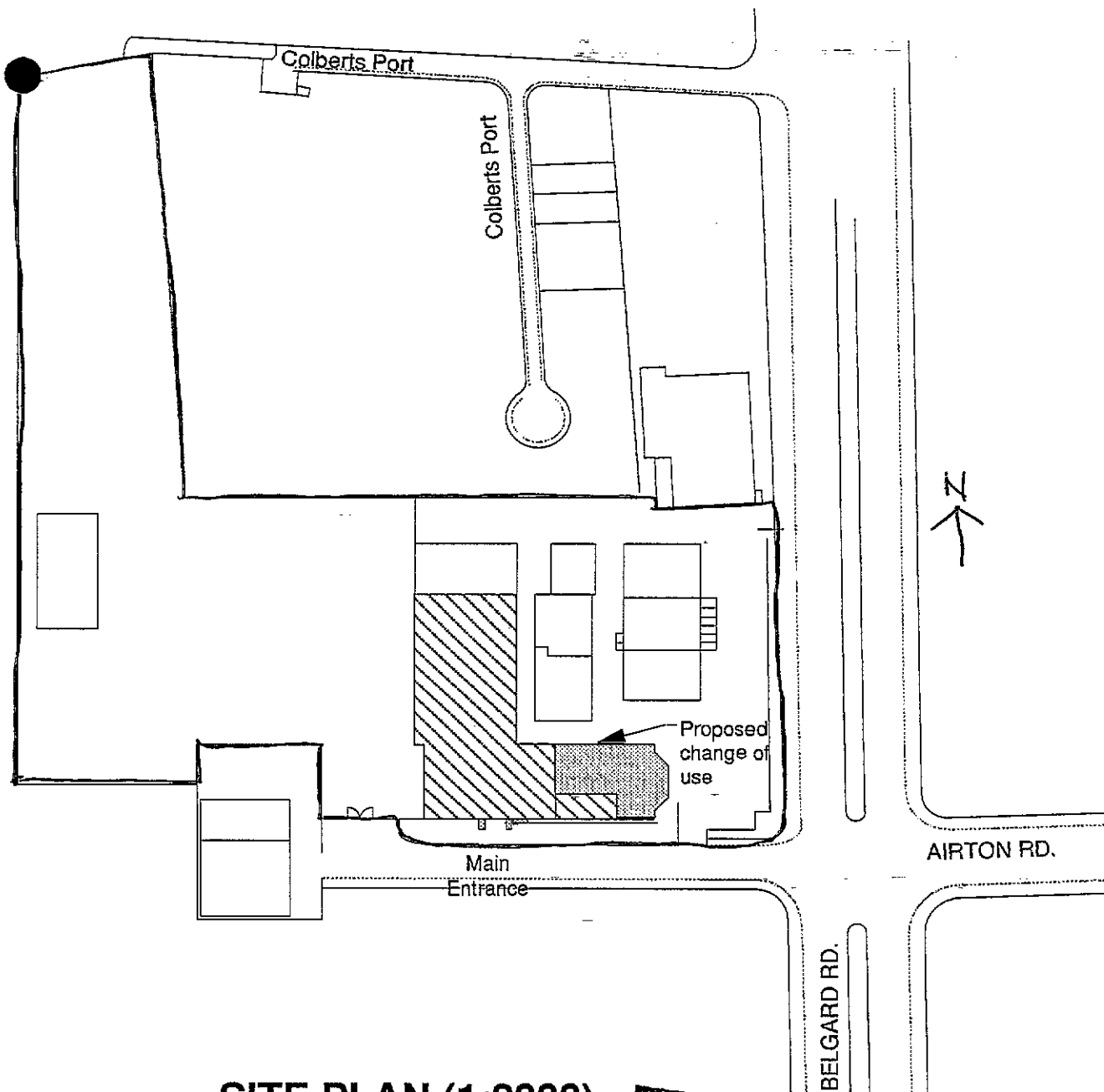
BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
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)			

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

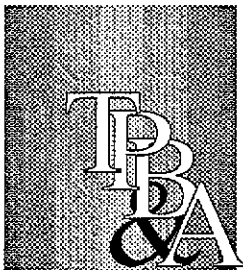
Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

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



SITE PLAN (1:2000)

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 11 OCT 1991
 FILE NO. 91A/1635

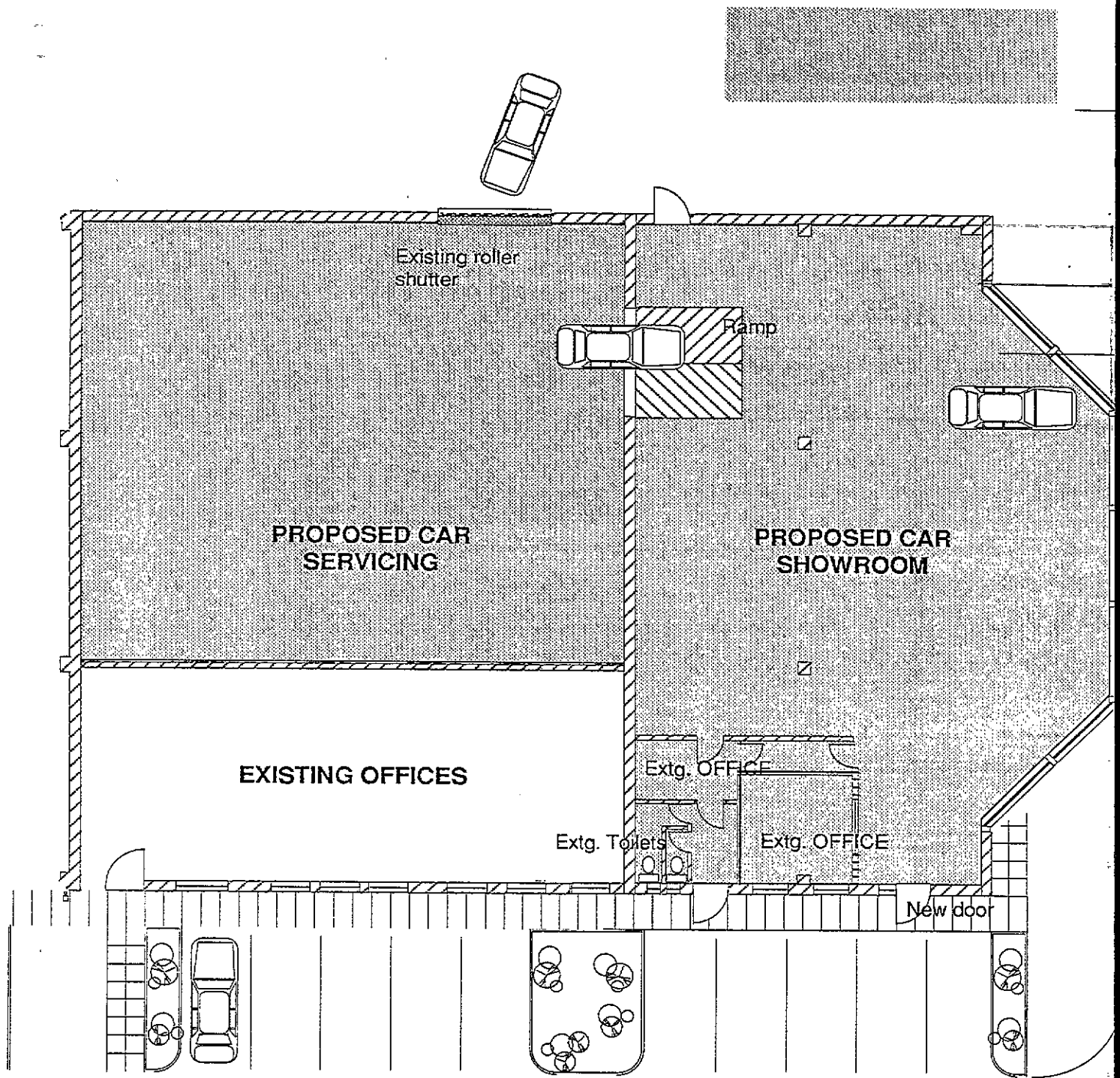


T. P. BYRNE & ASSOCIATES
 ARCHITECTURAL
 CONSULTANTS
 •
 EMMET BRIDGE HOUSE
 38, UPPER CLANBRASSIL STREET
 DUBLIN 8
 •
 TELEPHONE 530320/10/30 FAX 530331

**PROPOSED CHANGE OF USE OF EXISTING
 ENGINEERING SUPPLIERS TO CAR
 SHOWROOM/SERVICING WITH ANCILLIARY FACILITIES
 AT MONARCH INDUSTRIAL ESTATE FOR WINDSOR
 CAR AUCTIONS LTD.**
 Drawing: Site Location/Site Plan
 Drawing n^o: 91/19/06
 Scale: 1:2000

Do not scale, use figured dimensions only. All dimensions must be checked on site and any discrepancies between site and figured dimensions to be brought immediately to the attention of the architect.

©This drawing is copyright.



**OVERALL PLAN SHOWING PROPOSED UNIT FOR
CHANGE OF USE (1.200)**

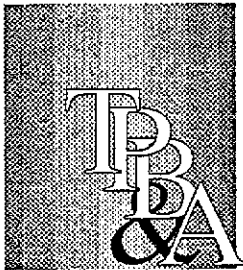
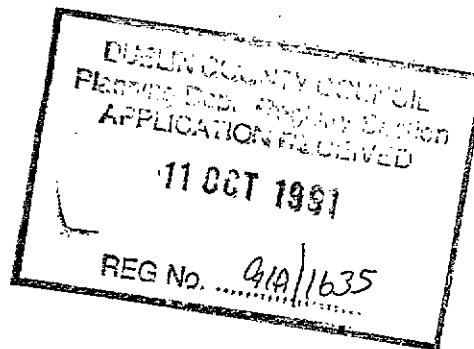
Shading showing
area for proposed
change of use

Remove existing
roller shutter

Reclad with profiled
metal decking to
match existing

20200 mm

Front of proposed
glazing to new
showroom to align
with existing kerbing



T. P. BYRNE & ASSOCIATES
ARCHITECTURAL
CONSULTANTS

EMMET BRIDGE HOUSE
38, UPPER CLANBRASSIL STREET
DUBLIN 8

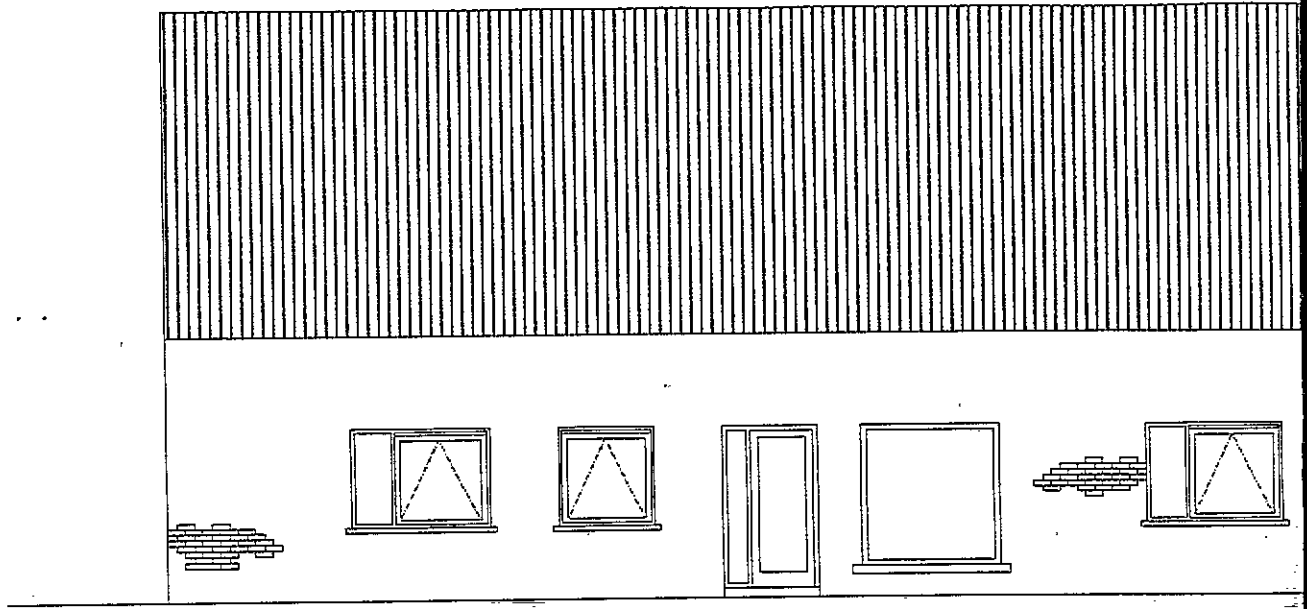
TELEPHONE 530320/10/30 FAX 530331

PROPOSED CHANGE OF USE OF EXISTING
ENGINEERING SUPPLIERS TO CAR
SHOWROOM/SERVICING WITH ANCILLIARY FACILITIES
AT MONARCH INDUSTRIAL ESTATE FOR WINDSOR
CAR AUCTIONS LTD.

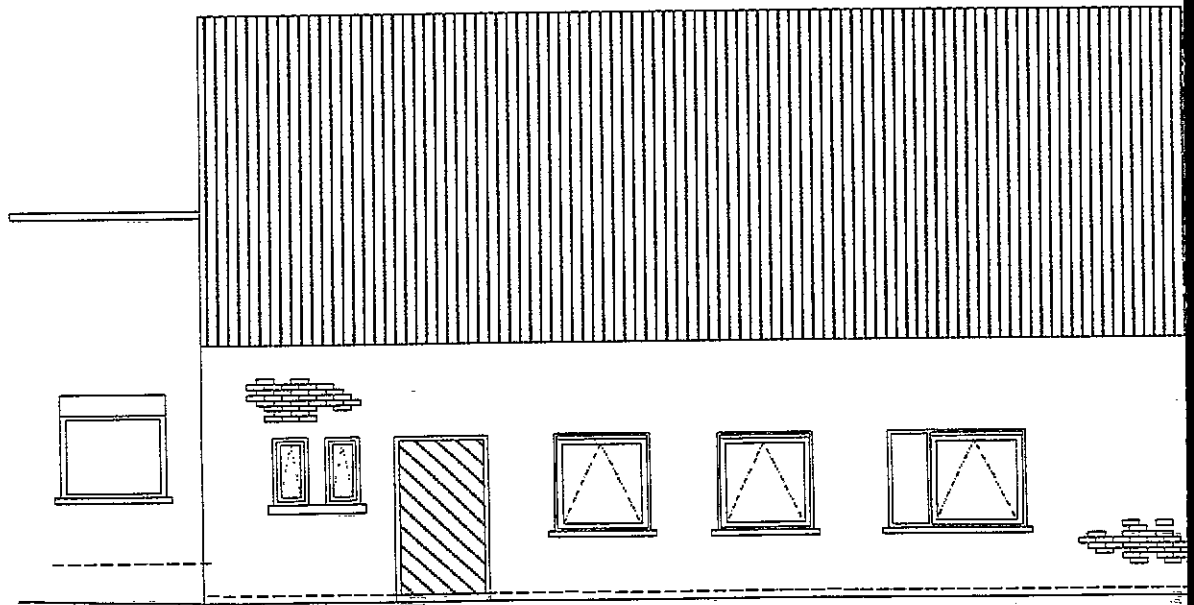
Drawing: Proposed Floor Plan
Drawing n^o: 91/19/05
Scale: 1:200

Do not scale, use figured dimensions only. All dimensions must be checked on site and any discrepancies between site and figured dimensions to be brought immediately to the attention of the architect.

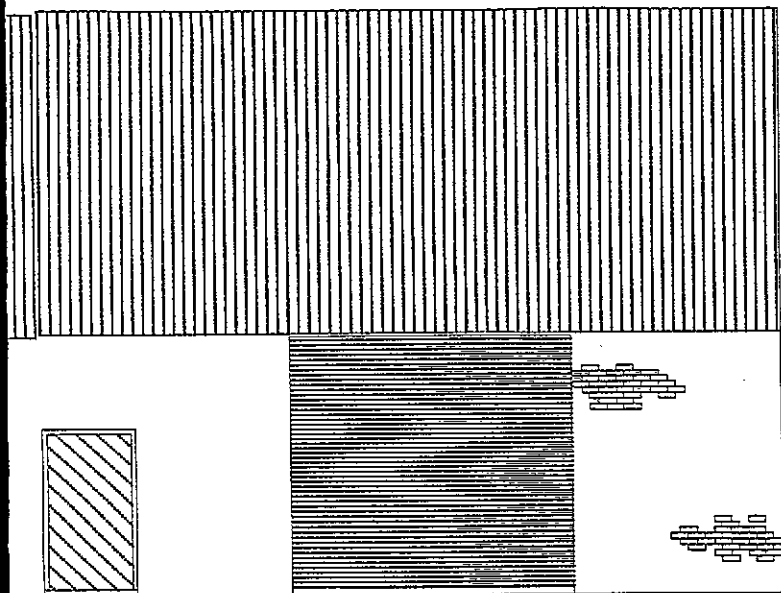
©This drawing is copyright.



FRONT ELEVATION (EAST) 1:100

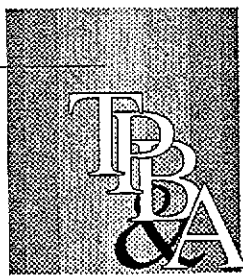


SIDE ELEVATION (SOUTH) 1:100



DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
11 OCT 1991
REG No. _____

DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
11 OCT 1991
REG No. 91A/1635



T. P. BYRNE & ASSOCIATES
ARCHITECTURAL
CONSULTANTS

EMMET BRIDGE HOUSE
38, UPPER CLANBRASSIL STREET
DUBLIN 8

TELEPHONE 530320/10/30 FAX 530331

PROPOSED CHANGE OF USE OF EXISTING
ENGINEERING SUPPLIERS TO CAR
SHOWROOM/SERVICING WITH ANCILLIARY FACILITIES
AT MONARCH INDUSTRIAL ESTATE FOR WINDSOR
CAR AUCTIONS LTD.

Drawing: Existing Elevations
Drawing n^o: 91/19/02
Scale: 1:100

Do not scale, use figured dimensions only. All dimensions must be checked on site and any discrepancies between site and figured dimensions to be brought immediately to the attention of the architect.

©This drawing is copyright.

T. P. BYRNE & ASSOCIATES
ARCHITECTURAL CONSULTANTS

EMMET BRIDGE HOUSE
38, UPPER CLANBRASSIL STREET
DUBLIN 8

TELEPHONE 530320, 530310, 530330, 530311, FAX 530331

Revisions:

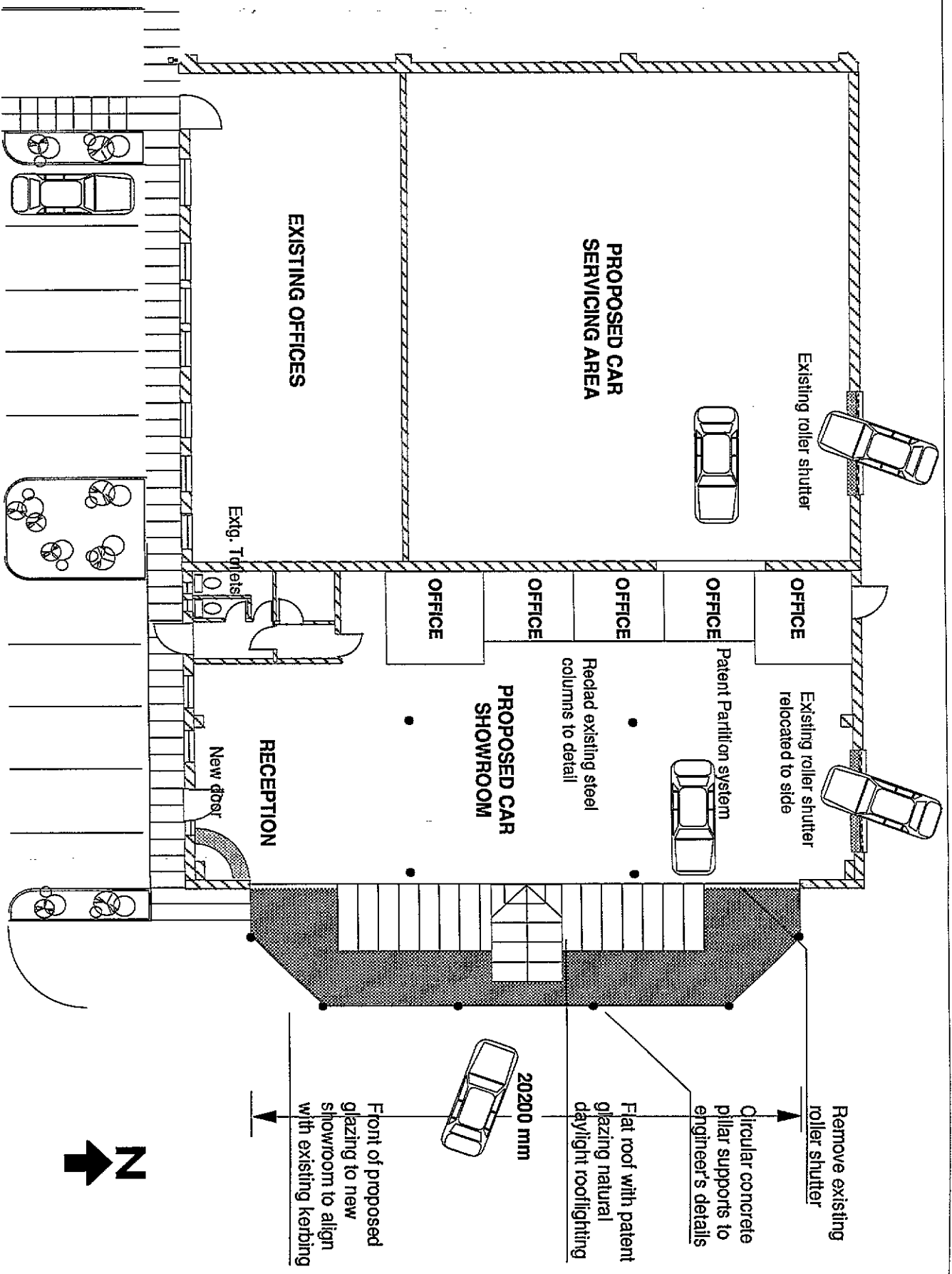
DUBLIN COUNTY COUNCIL
Planning Dept. Registry Section
APPLICATION RECEIVED
13 MAR 1992
REG. NO. 214/1992

PROPOSED CHANGE OF USE OF EXISTING ENGINEERING
SUPPLIERS TO CAR SHOWROOM/SERVICING WITH
ANCILLIARY FACILITIES AT MONARCH INDUSTRIAL ESTATE
FOR WINDSOR CAR AUCTIONS LTD.

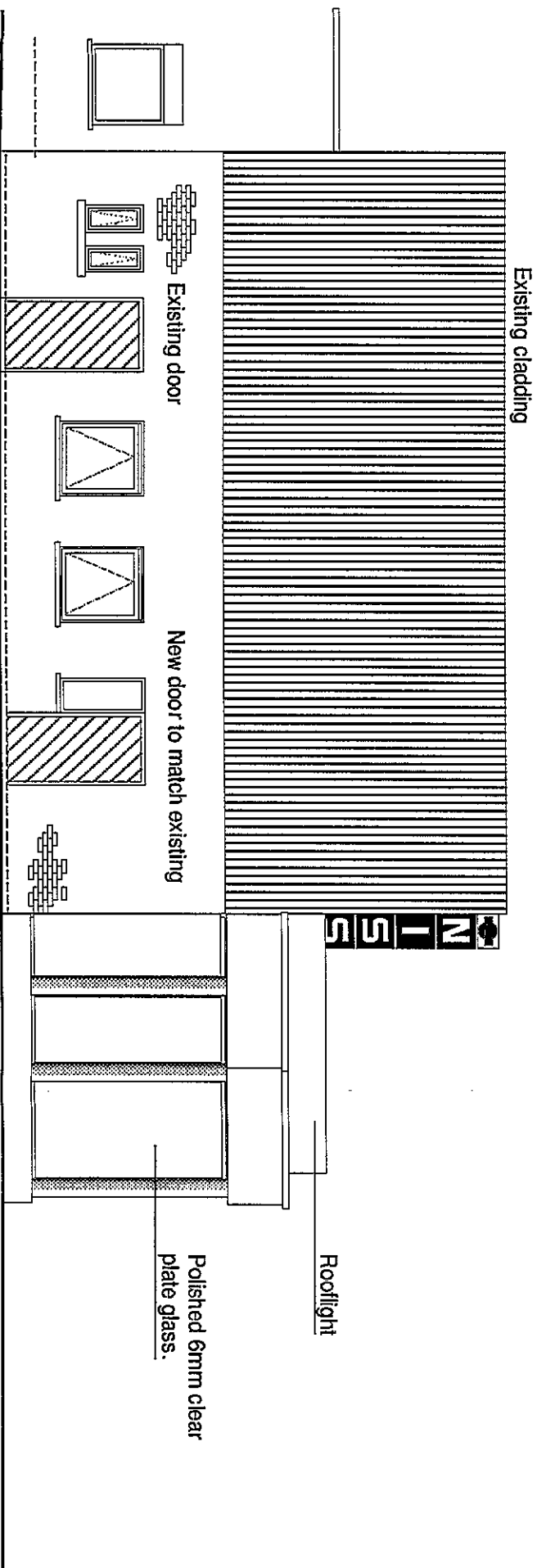
DRAWING: PROPOSED ALTERED ELEVATIONS
PROJECT N°: 91/19/10a
SCALE: AS NOTED
DATE: FEBRUARY 1992

Do not scale, use figured dimensions only. All dimensions must be checked on site and any discrepancies between site and
figured dimensions to be brought immediately to the attention of the architect before priding or site commencement.

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**OVERALL PLAN SHOWING PROPOSED UNIT FOR
 CHANGE OF USE (1.200)**



PROPOSED SIDE ELEVATION (SOUTH) 1.100

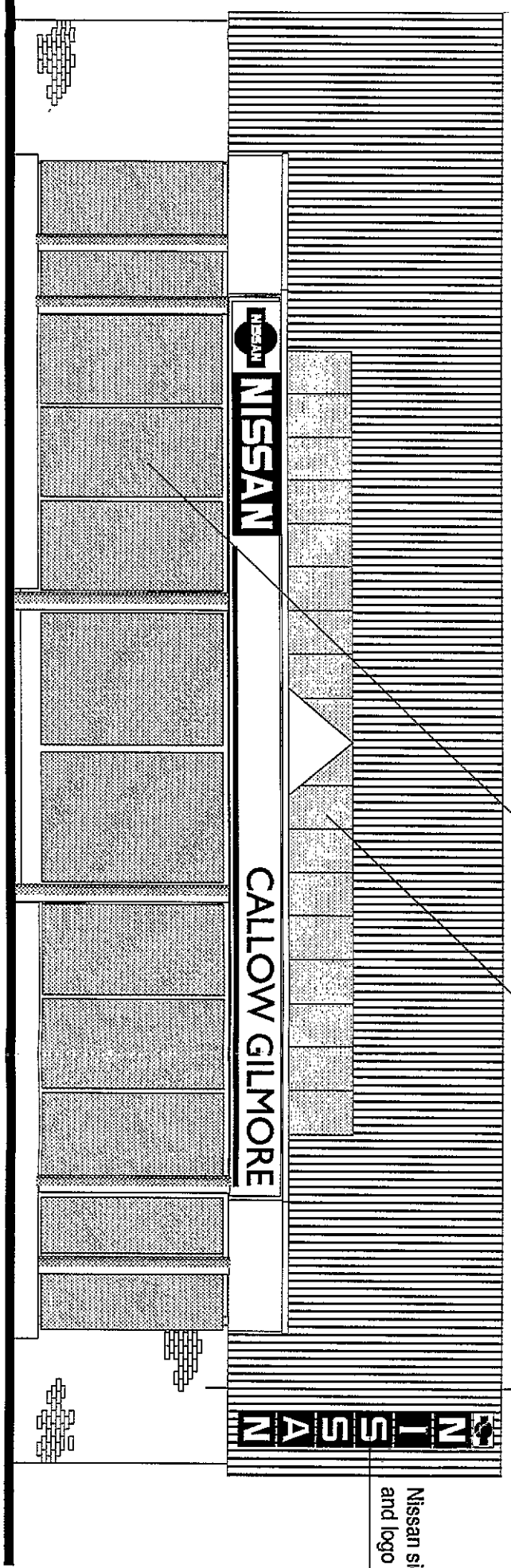


Polished 6mm clear plate glass.

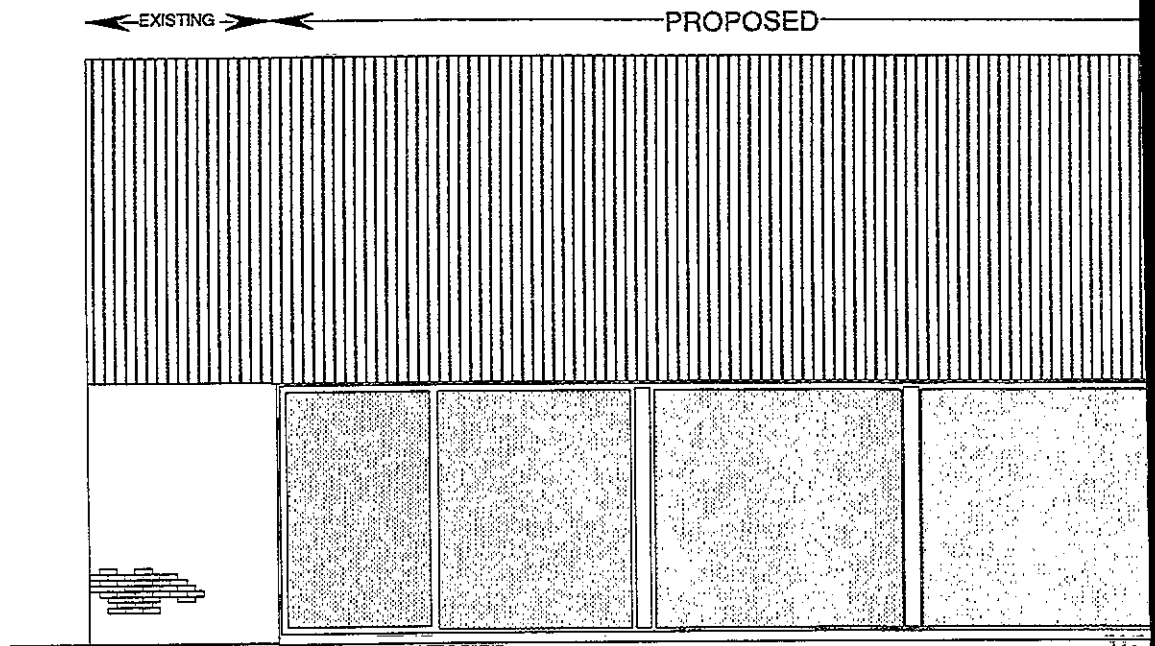
Flat roof with patent glazing at an angle to rear

Existing brick finish

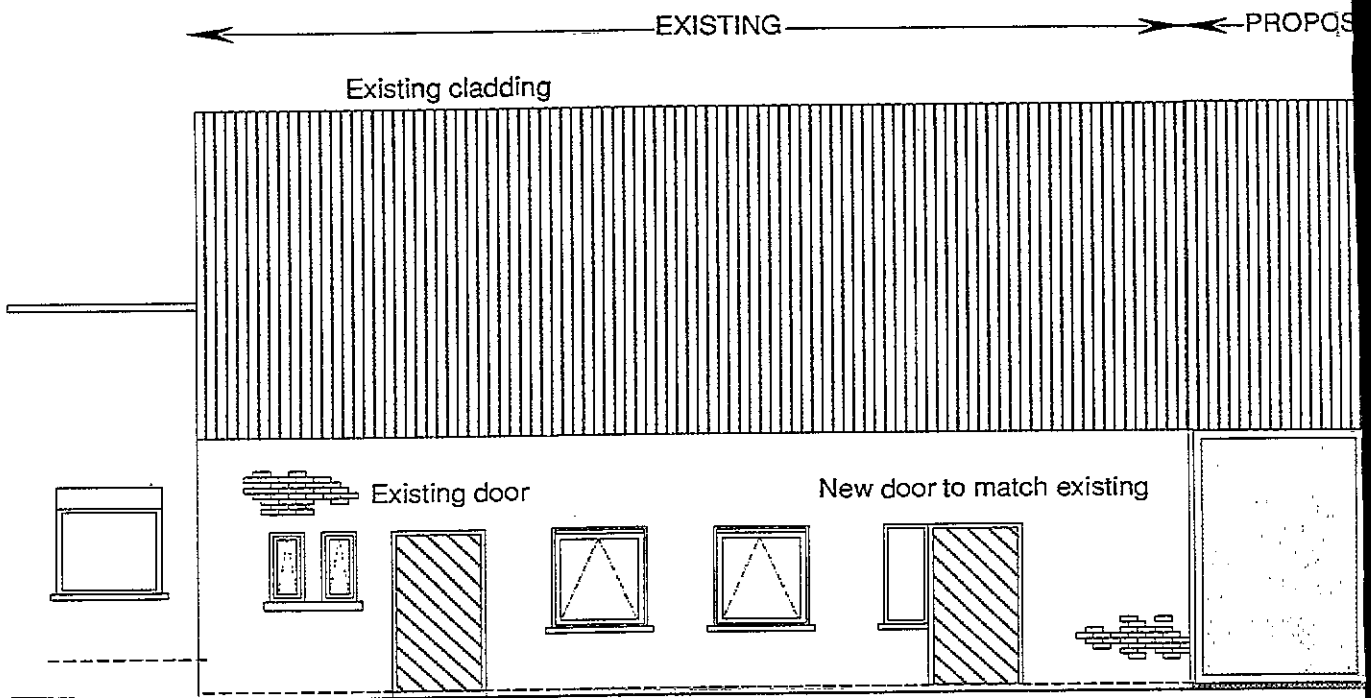
Nissan sign and logo



PROPOSED FRONT ELEVATION (EAST) 1.100

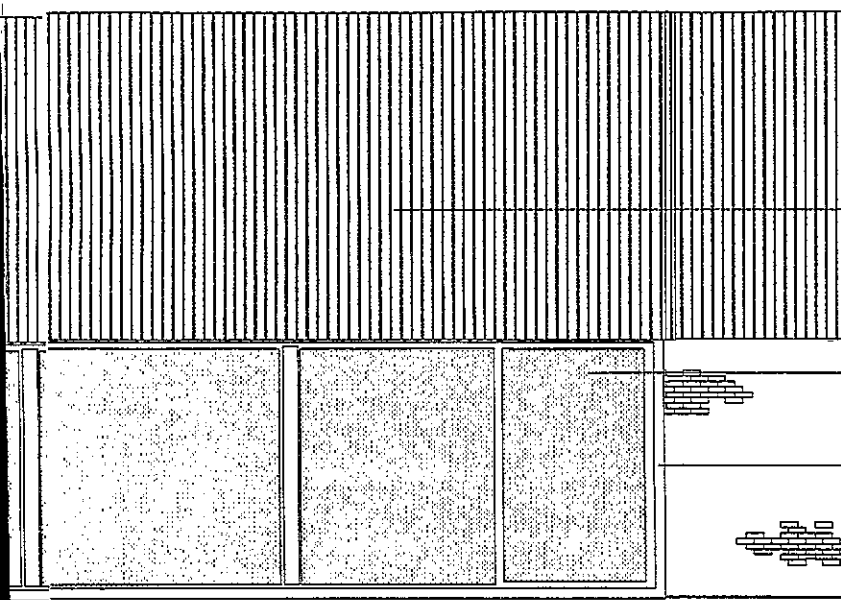


PROPOSED FRONT ELEVATION (EAST)



PROPOSED SIDE ELEVATION (SOUTH)

← EXISTING →



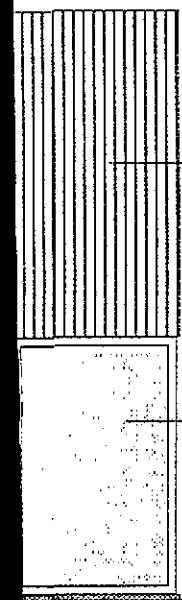
Reclad with profiled metal decking to match existing

Polished 6mm clear plate glass.

Red 'INTERPON D' BS 04 E 53 Powder coated finish to aluminium window sections

Existing brick finish

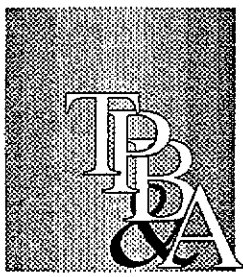
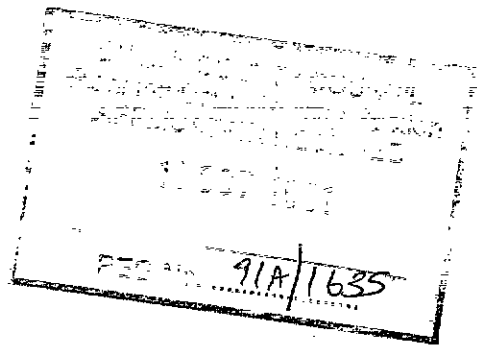
ED →



Reclad with profiled metal decking to match existing

Polished 6mm clear plate glass.

Red 'INTERPON D' BS 04 E 53 Powder coated finish to aluminium window sections

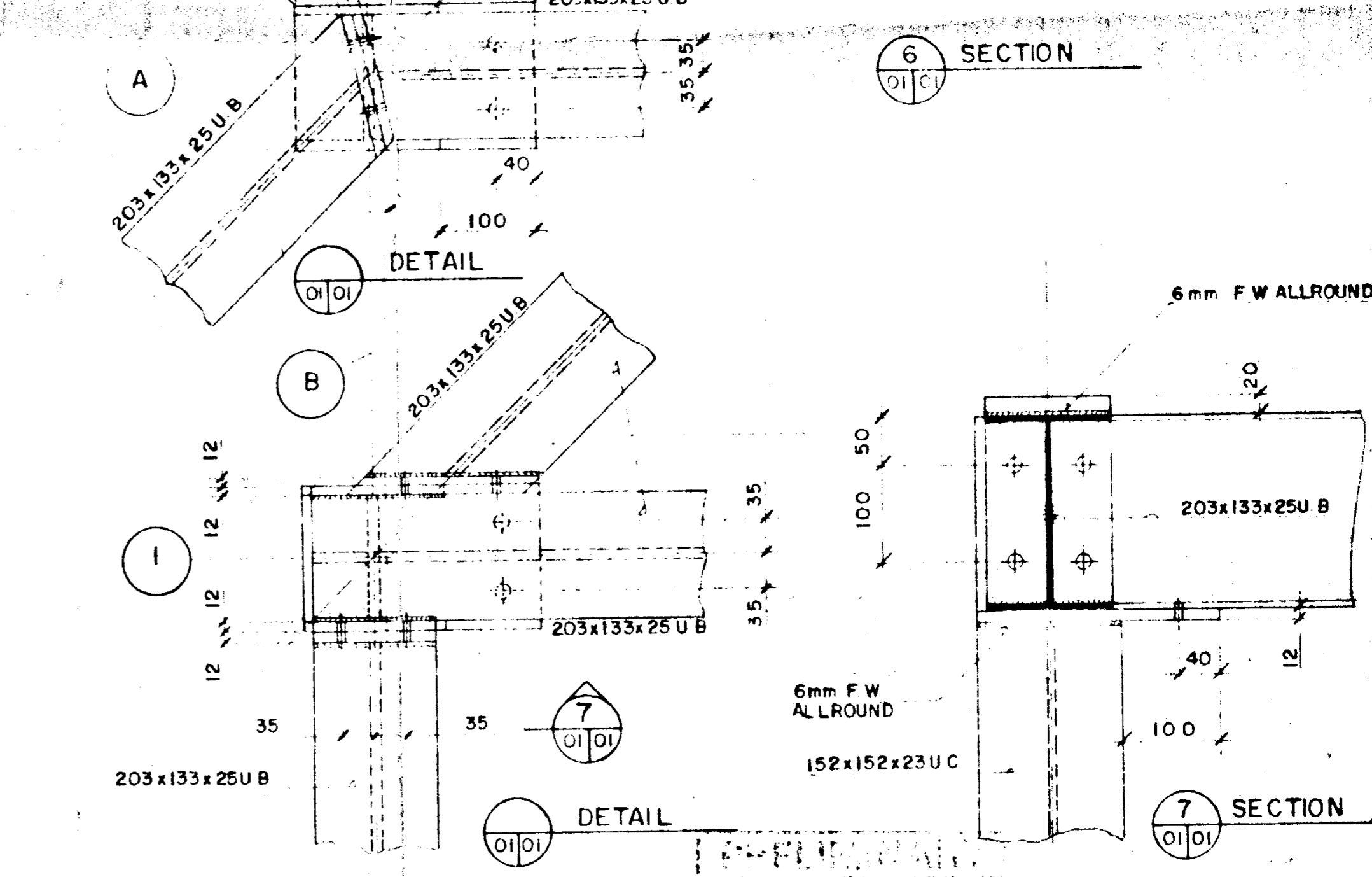
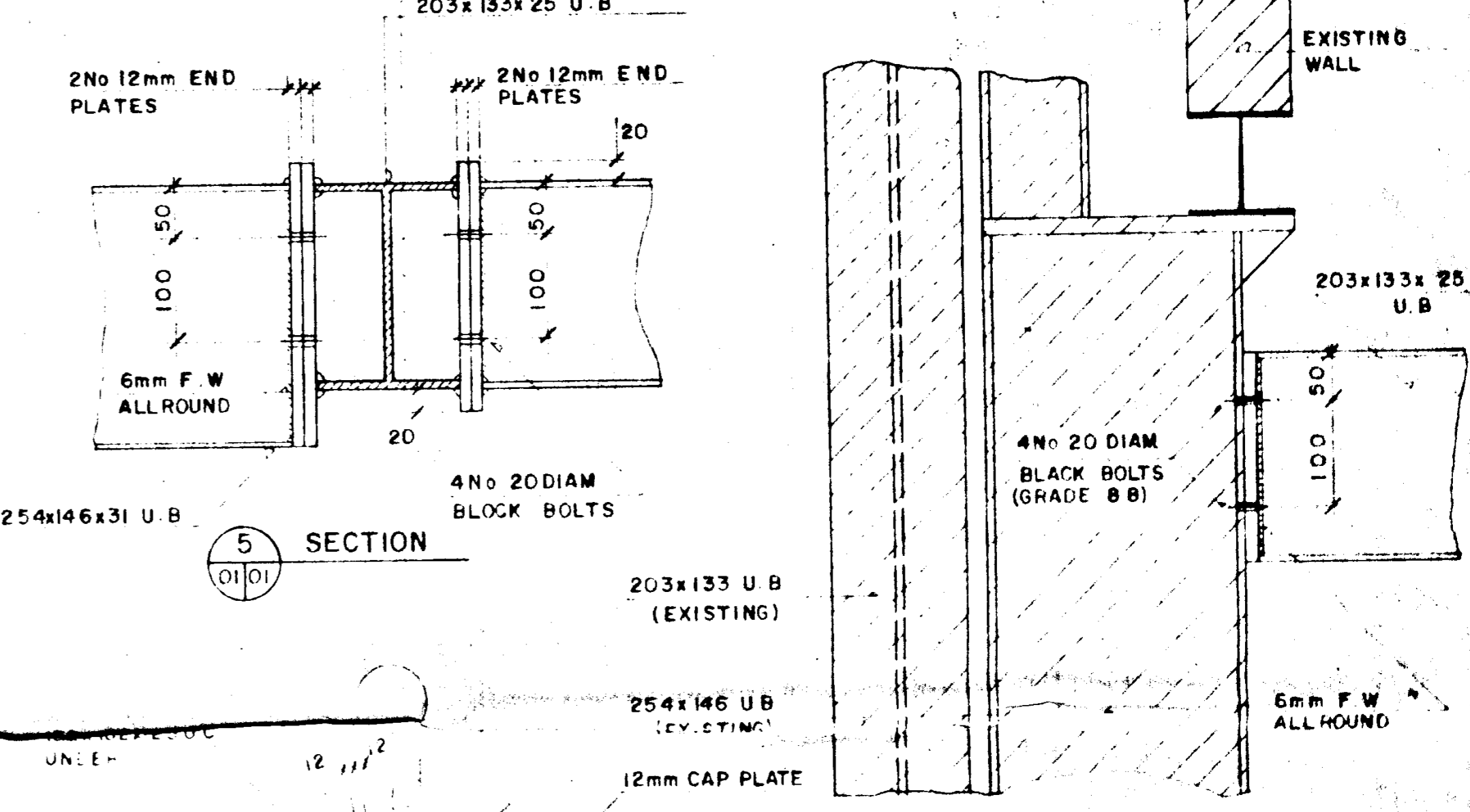
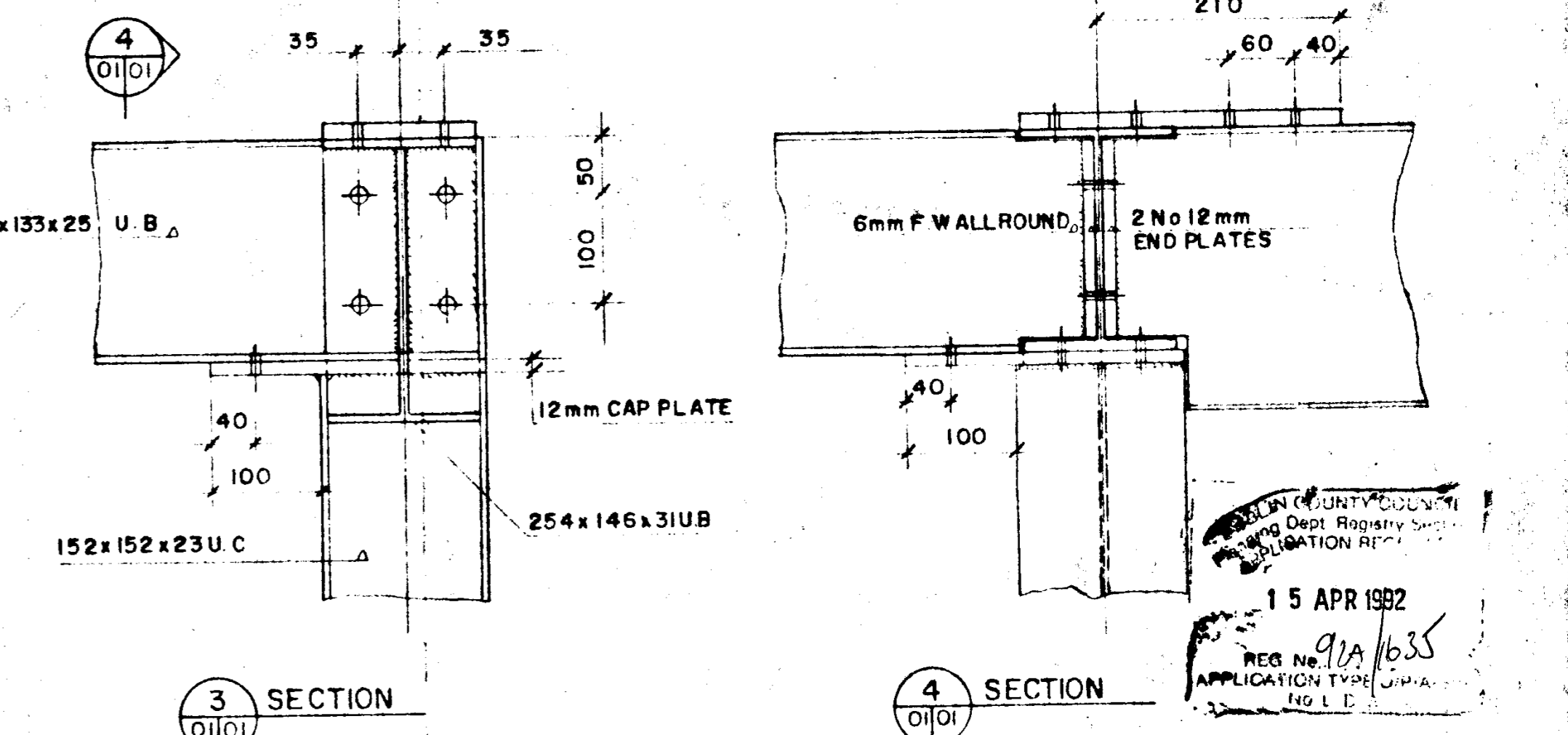
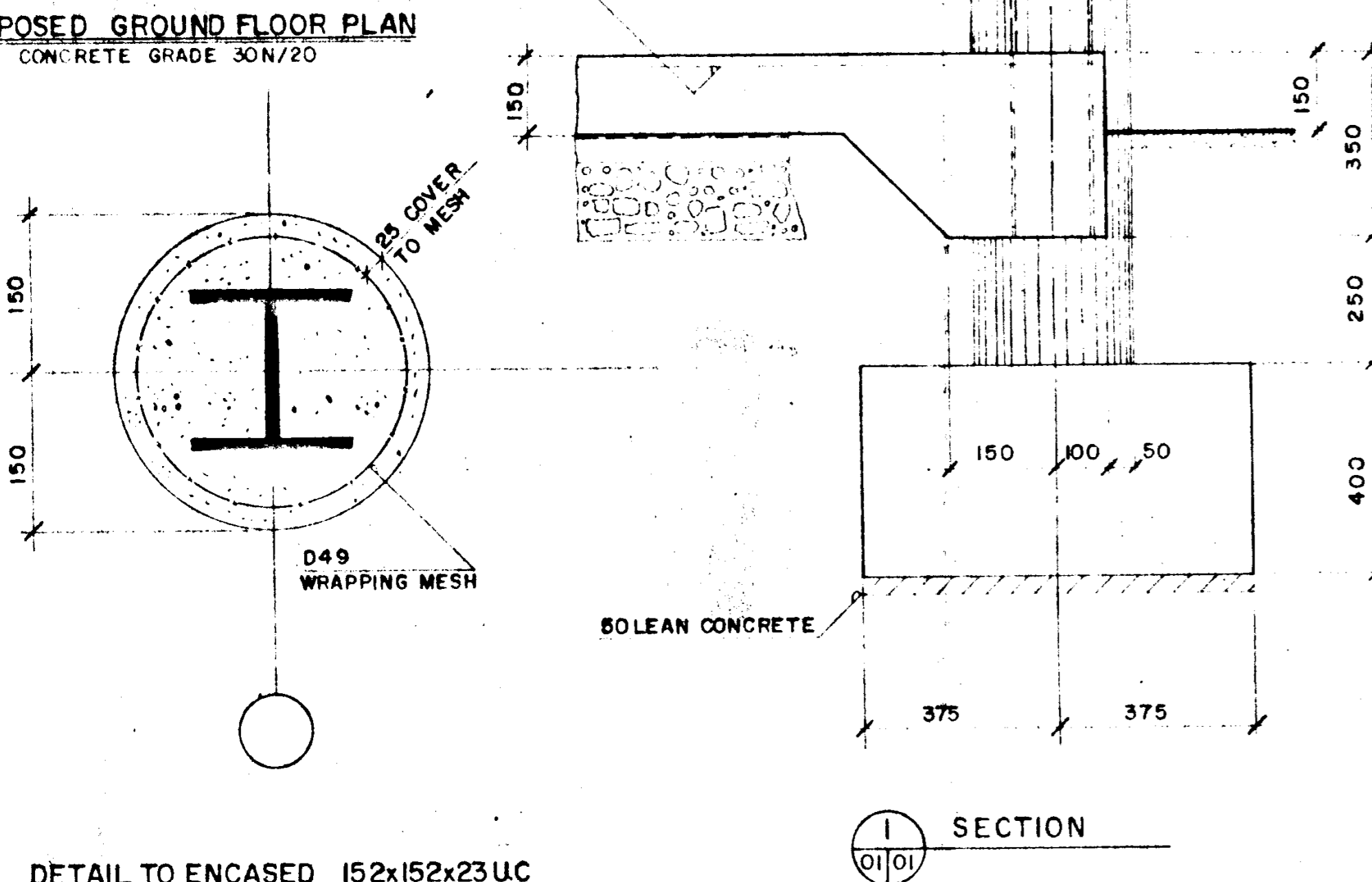
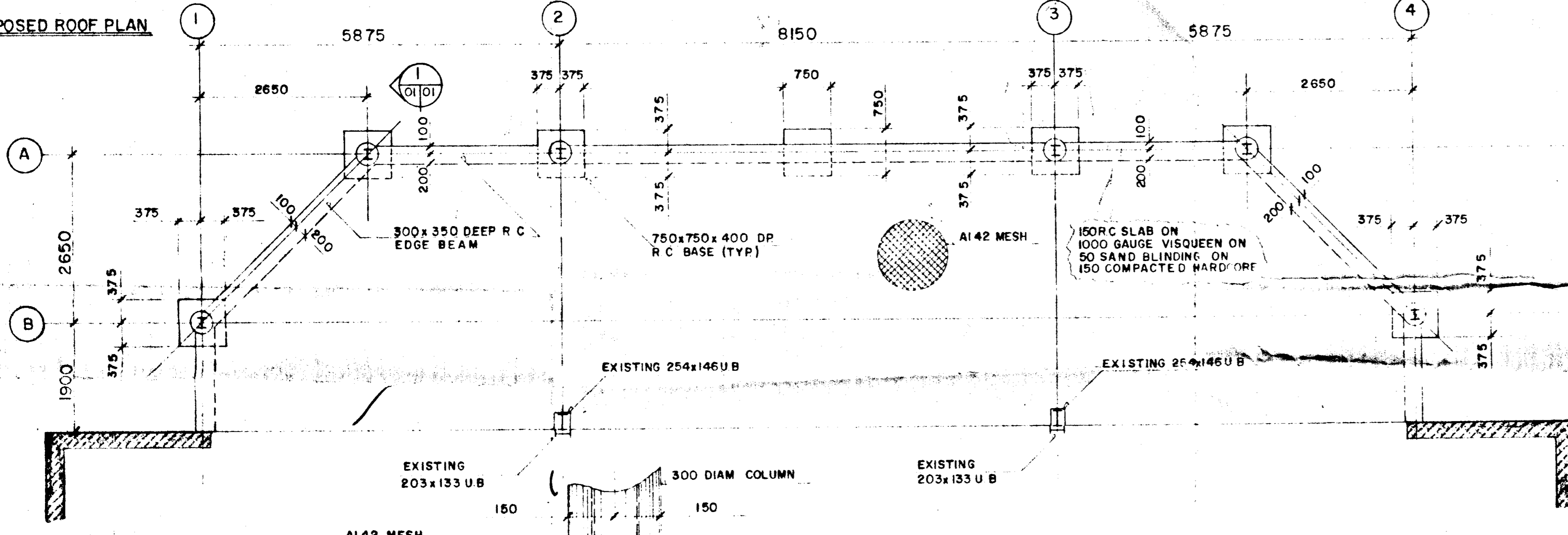
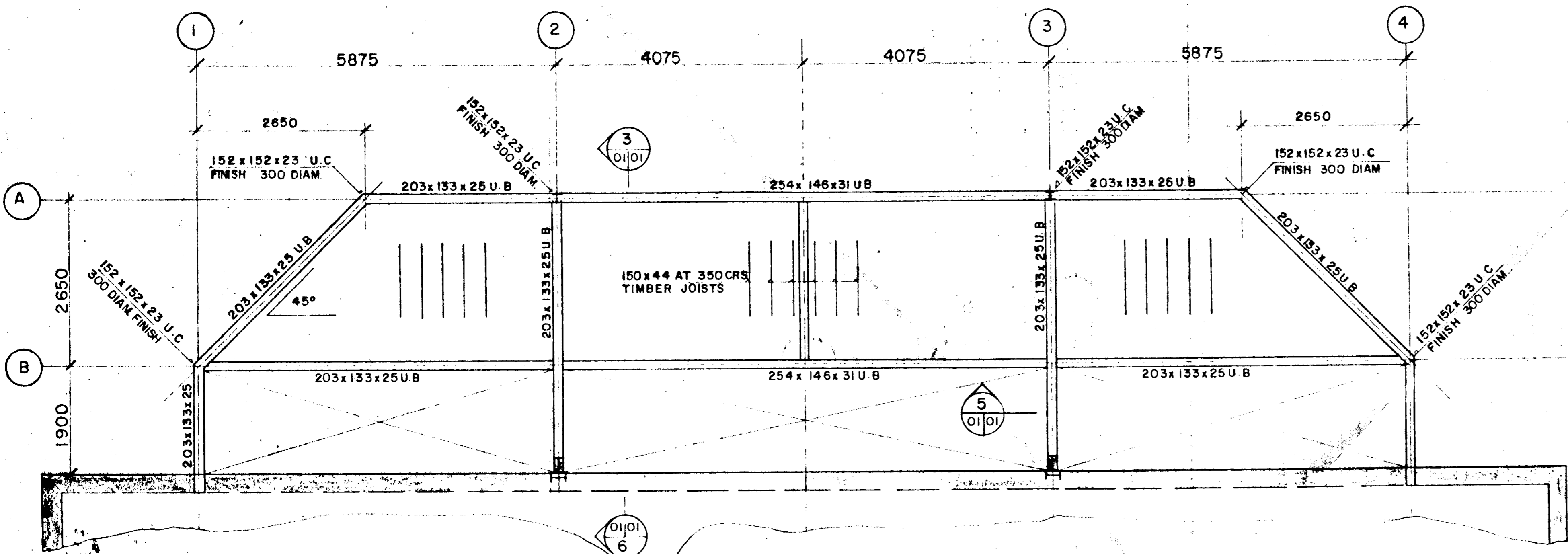


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PROPOSED CHANGE OF USE OF EXISTING
 ENGINEERING SUPPLIERS TO CAR
 SHOWROOM/SERVICING WITH ANCILLIARY FACILITIES
 AT MONARCH INDUSTRIAL ESTATE FOR WINDSOR
 CAR AUCTIONS LTD.

Drawing: Proposed Elevations
 Drawing n°: 91/19/04
 Scale: 1:100

Do not scale, use figured dimensions only. All dimensions must be checked on site and any discrepancies between site and figured dimensions to be brought immediately to the attention of the architect.
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Pearce Associates CONSULTING ENGINEERS	ARCHITECT T. P. BYRNE & ASSOCIATES.
WINDSOR MOTORS - TALLAGHT	SCALE 1:50, 1:5, 1:10 DATE 14/04/92 DRAWN J.J. CHECKED
PROPOSED EXTENSION - STRUCTURAL DETAILS	9212/01