

Dublin County Council Comhairle Chontae Atha Cliath Planning Department



Bloc 2, Ionad Bheathrúna 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/1658

Date : 18th December 1991

Dear Sir/Madam,

Development : Partial change of use from residential to guest accommodation

LOCATION : 5A Beaumont Cottages, Lucan

Applicant : Seamus McCormack

App. Type : PERMISSION

I wish to inform you that by order dated 16.12.91 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 Pleanála 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 Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála 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 Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála 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 Pleanála 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. P. Mc Cormack,
5 Beaumont Cottages,
Lucan,
Co. Dublin.



91A/1658

121

5 BEAUMOUNT COTTAGES

LUCAN

Co. DUBLIN

18/11/91

PHONE 6282268

Dear Sir / Madam

In reply to your letter

dated 15/11/91 ref. no E.N.F. 8469.

I have now reviewed the plans for change of use of dwelling to guest accommodation for 5A Beaumont Cottages ref no 91A/1658.

I would like to enforce my objection as previously stated, my family and I have a total loss of privacy due to being overlooked by a number of windows.

If permission is granted for guest accommodation I feel that some type of screening should be provided to restore our privacy i.e. wall etc.

Yours faithfully
Philomena Wth Cornack.

PLANNING APPLICATION FEES

Reg. Ref. 91A/1658 Cert. No. 26907
 PROPOSAL Change use from Residential to Guest accomodation
 LOCATION SA Beaumont Cottages huan
 APPLICANT S. M^c Cormack

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 m ² in excess of 300m ² . Min. £40				
4	Metres <u>98.40m</u>	@£1.75 per m ² or £40	<u>173.25</u>	<u>187</u>	<u>13.75</u>	<u>overpayment</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 m ² 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.A. Date: 21/10/91
 Column 1 Endorsed: Signed: [Signature] Grade: [Signature] Date: [Signature]
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.P. Date: 21/10/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: [Signature] Grade: [Signature] Date: [Signature]

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. That party wall between applicant's property at No. 5 Beaumont Cottages to be structurally enhanced and increased in height to a height sufficient to screen No. 5 Beaumont Cottages from overlooking from the dining room and bedroom of the proposed development. Details to be submitted and agreed in writing with the Planning Authority prior to commencement of use taking place.

6. That details of the "Insignia Sign" to be submitted to and agreed with the Planning Authority prior to erection of said sign.

7. That a financial contribution in the sum of £795 be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of the development on site.

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

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.

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.

Register Reference : 91A/1658

Date : 30th October 1991

Development : Partial change of use from residential to guest accommodation

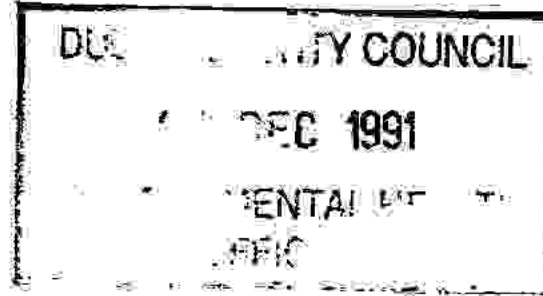
LOCATION : 5A Beaumont Cottages, Lucan

Applicant : Seamus McCormack

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 17th 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

This proposal is acceptable subject to compliance with the Food Hygiene Regulations 1950/89



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

23/12/91

Mary Galvin, SS + CMO.

P

Register Reference : 91A/1658

Date : 30th October 1991

Development : Partial change of use from residential to guest accommodation

LOCATION : 5A Beaumont Cottages, Lucan

Applicant : Seamus McCormack

App. Type : PERMISSION

Planning officer : M.GALVIN

Date Recd. : 17th October 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.12.91
Time 3.45
.....

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

Yours faithfully,

Date received in Sanitary services

DUBLIN CO. COUNCIL
PRINCIPAL OFFICER
SANITARY SERVICES
18 DEC 1991
Returned *J.R.*

FOUL SEWER

disposed of to foul sewer system. Available to existing system. No surface water to be

SURFACE WATER

Use of existing soak pit implied - refer to S.R.L. Dept.

DUBLIN Co. Council
- 6 NOV 1991
SAN SERVICES

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

J. Rice,
13/12/1991

ATTN: SS+CMO

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.12.91
Time 3.45

Register Reference : 91A/1658

Date : 30th October 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY. Water available
if no storage required. Meters supply to be fitted
All connections etc. to be by DCC personnel
at applicants' cost - expense

John D. O'Connell
5/12/91
P. Howell 9/12/91

.....
ENDORSED *[Signature]* DATE 16/12/91

DUBLIN Co. COUNCIL
- 6 NOV 1991
Sms o.l.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Planning permission for change of use of 5A Beaumont Cottages, Lucan from residential to guest accommodation for Seamus McCormack.

CONTRIBUTION
 Standard: 795
 Points: 800
 S. Pers:
 Open Spaces:
 Other:
 SECURITY:

Dermot Walsh Architects,
Florence Road,
Bray,
Co. Wicklow.

Reg. Ref. 91A/1658 and C.I.F.s
 App. Recd: 17.10.1991
 Floor Area: 106.70 sq. m.
 Site Area: 1299.43 sq. m.
 Zoning:

Report of the Dublin Planning Officer, dated 13 December 1991

This is an application for PERMISSION for partial change of use of 5A Beaumont Cottages to guest house accommodation. The proposed development involves the use of 4 bedrooms and a dining room as guest accommodation.

An objection on the grounds of overlooking is noted.


Roads Engineers report noted.

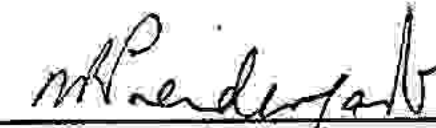
The site is located on the Newcastle Road out of Lucan just off the Dublin Galway Road and is not too far distant from the new Superquinn Shopping Area.

The proposed development is consistent with the provisions included in the Development Plan.


I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (7) conditions:-

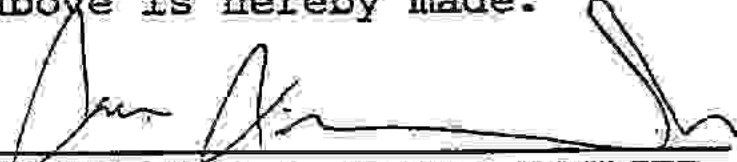
(NP/BB)

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 (7) conditions set out above is hereby made.

Dated:  December, 1991.


 ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10th December 1991

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Planning permission for change of use of 5A Beaumont Cottages, Lucan from residential to guest accommodation for Seamus McCormack.

CONDITIONS

REASONS FOR CONDITIONS

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

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

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

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

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

3. In the interest of health.

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

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

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

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

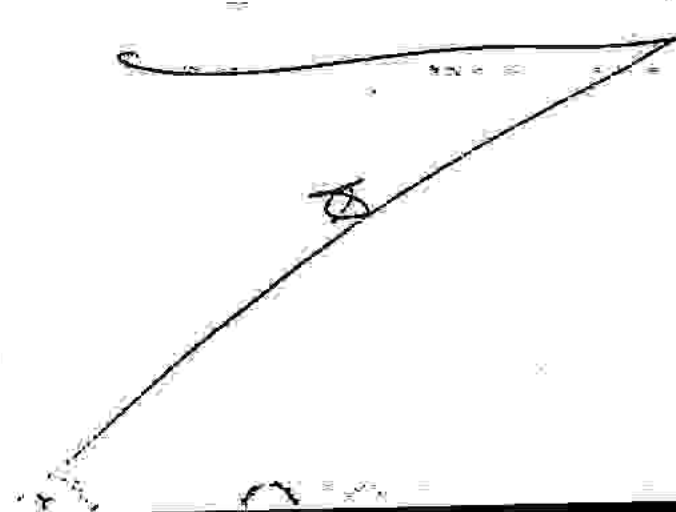
6. That party wall between applicant's property at No. 5 Beaumont Cottages to be structurally enhanced and increased in height to a height sufficient to screen No. 5 Beaumont Cottages from overlooking from the dining room and bedroom of the proposed development. Details to be agreed between applicant and adjoining owner or failing agreement to be as determined by the Planning Authority.

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

7. That details of the "Insignia Sign" to be submitted to and agreed with the Planning Authority prior to erection of said sign.

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

Submitted and agreed in writing with the Planning Authority prior to commencement of work being taken place.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Planning permission for change of use of 5A, Beaumont Cottages, Lucan from residential to guest accommodation for Seamus McCormack.

CONDITIONS

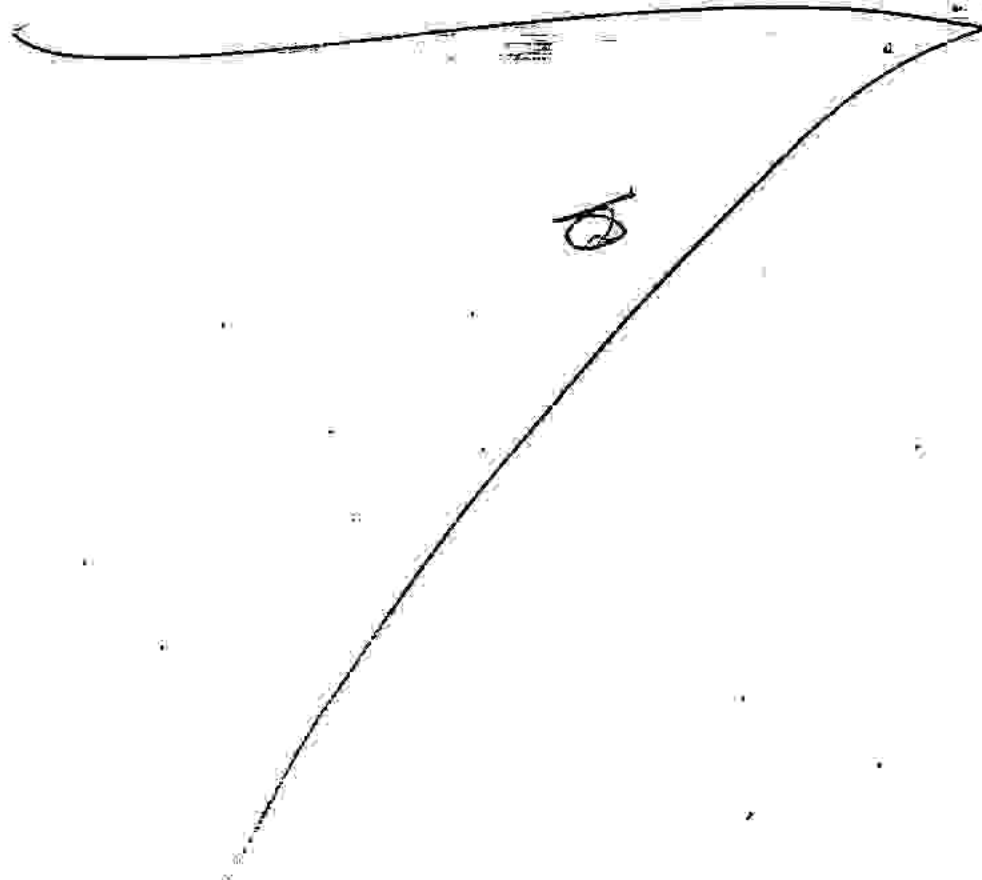
REASONS

8. That a financial contribution in the sum of £795. be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of the development on site.

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

~~9. That a financial contribution in the sum of £800. be paid by the proposer to the Dublin County Council towards road and traffic improvements on the Newcastle Road; this contribution to be paid prior to the commencement of development on site.~~

~~8. In the interest of the proper planning and development of the area.~~



DUBLIN COUNTY COUNCIL

REG. REF: 91A/1658.
DEVELOPMENT: Residential to Guest House.
LOCATION: 5A Beaumont Cottages, Lucan.
APPLICANT: S. McCormack.
DATE LODGED: 17.10.91.

The proposed is very undesirable as the access is close to a busy signalised junction on the Lucan By-Pass.

If permission is granted it should be subject to:-

1. 4 additional car parking spaces being provided on site.
2. Applicant to make a contribution of £800. towards road and traffic improvements on the Newcastle Road.



TR/BMcC
5.11.91.

SIGNED: *J. ...*
DATE: 5/11/91

ENDORSED: *G.P. ...*
DATE: 5/11/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A.1658.
 DEVELOPMENT: Residential to Guest House.
 LOCATION: 5A Beaumont Cottages, Lucan.
 APPLICANT: S. McCormack.
 DATE LODGED: 17.10.91.

The proposed is very undesirable as the access is close to a busy signalised junction on the Lucan By-Pass.

If permission is granted it should be subject to:-

1. 4 additional car parking spaces being provided on site.
2. Applicant to make a contribution of £800. towards road and traffic improvements on the Newcastle Road.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 DATE 6.11.91
 Time 10.30

To: EMCC
D. J. (A. P. L.)

SIGNED: *[Signature]*
 DATE: 5/11/91

ENDORSED: *[Signature]*
 DATE: 5/11/91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1983 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/1658

ENV. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

REA OF SITE:

LOOR AREA OF PRESENT PROPOSAL: 1060 FT²

MEASURED BY:

J.Y.
22/6/91

HELMED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT

AMOUNT'S COVERED FOR P/ DATE

Standard

COVERED BY CONTRIBUTIONS REGISTER:

795

loads

£200

EMPLOYMENT CONTROL ASSISTANCE GRANT

AN BORD PLEANÁLALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990County DublinPlanning Register Reference Number: 90A/1156

APPEAL by Philomena McCormack of 5 Beaumont Cottages, Lucan, County Dublin against the decision made on the 22nd day of October, 1990 by the Council of the County of Dublin to grant subject to conditions a permission to Seamus McCormack care of Desmond Gribben of 120 Fairyhill, Killarney Road, Bray, County Wicklow for development comprising a kitchen, utility room, living room, conservatory, w.c., bathroom and three bedroom extension at 5A Beaumont Cottages, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the existing permission for an extension to the dwellinghouse and to the provision for disposal of foul sewage as existing and subject to compliance with the conditions set out in the Second Schedule hereto, it is considered that the proposed development would be consistent with the ~~proper planning and~~ development of the area and with preservation of the residential amenities thereof.

SECOND SCHEDULE

1. The entire premises shall be used as a ~~single~~ dwelling unit.
Reason: In the interest of orderly development.
2. All external finishes shall harmonise in colour and texture with the existing premises.
Reason: In the interest of visual amenity.

Planning Dept. Registry Section
APPLICATION RECEIVED

17 OCT 1991

91A/1658

PL 6/5/84395

SECOND SCHEDULE (CONT'D)

3. Water supply and drainage arrangements, including the disposal of foul sewage, shall comply in full with the requirements of the planning authority.

Reason: In the interest of public health.

M. G. Connell

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this *6th* day of *June* 1991.



DUBLIN COUNTY COUNCIL

Personal Callers/
Enquiries to:
Liffey House
24/28 Tara Street
Dublin 2
Telephone 773066

BUILDING BYE LAWS APPROVAL NOTICE

Address for
Correspondence:
Building Control Section
Planning Dept.
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

Application received: 24/8/1990
Applicant: Seamus McCormack
Submitted by: Desmond Gribben, 120 Fairyhill, Killarney Road, Bray.
Reg. No.: 90B/1156
Order No.: BBL/3875/90
Proposal: Extension
Location: 5A Beaumont, Lucan.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

- (1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.
- (2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N, P, Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

- (3) That before work commences structural calculations are submitted to show that the proposed roof structure is adequate.
- (4) The applicant is to ensure that the floor to ceiling heights of the upstairs bedroom are at least 8ft. over at least two-thirds the floor area.

- Important**
- (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.
 - (2) At least two clear days notice in writing must be given to the Building Control Section,
 - (a) of the date on which execution of the work will be commenced.
 - (b) before proceeding with the covering up of any drain or the filling in any foundation.
 - (3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date:

23 NOV 1990


J. CARSON
Senior Administrative Officer





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.

4187 18/10
N 50921

2. Postal address of site or building (If none, give description sufficient to identify) 5A Beaumont Cottages, Lucan Co. Dublin.

3. Name of applicant (Principal not Agent) Seamus McCormack

Address 5A Beaumont Cottages, Lucan. Tel. No. 6281956

4. Name and address of person or firm responsible for preparation of drawings Dermot Walsh Architects, Florence Centre, Florence Road, Bray, Co. Wicklow. Tel. No. 2861399

5. Name and address to which notifications should be sent Dermot Walsh Architects, Florence Road, Bray, Co. Wicklow.

6. Brief description of proposed development Partial change of use from residential to guest accommod.

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

9. In the case of any building or buildings to be retained on site, please state:-

(a) Present use of each floor or use when last used. Residential

(b) Proposed use of each floor Residential + Guest Accommodation.

See Herald 11/10/91

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

11.(a) Area of Site 1299.43 Sq. m.

(b) Floor area of proposed development 106.70 Sq. m.

(c) Floor area of buildings proposed to be retained within site Shed 24.8 Residence 206.06 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. BBL granted on 23/11/90 Ref. No. 90B/1156

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: In so far as they apply

15.List of documents enclosed with application:

- CO. DUBLIN - Planning permission sought for partial change of use of 5A Beaumont Cottages, Lucan from residential to guest accommodation for Seamus McCormack Four sets of drawings 1 & 2 17 OCT 91
- Newspaper Notice

16.Gross floor area of development (See back) 106.70 Sq. m.

No of dwellings proposed (if any) None Class(es) of Development Class No. 4.

Fee Payable £ 186.73 Basis of Calculation 106.7 sq.m. @ 1.75 per sq.m.

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

Signature of Applicant (or his Agent) [Signature] Date 10th October 1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/1658

Amount Received £ 4-8-0

Receipt No 17-6

Date

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

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

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

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

CHEQUE NO. 46/49 UPPER O'CONNELL STREET DUBLIN 1.

Issue of this receipt is not an acknowledgment that the fee tendered is the prescribed application fee. N 50921

£157 00

Received this 18th day of October 1991

from Seamus McCormack,
SA Beaumont Cott.,
Lucan

the sum of one hundred and eighty seven Pounds
Pence, being 700 707

planning application at SA Beaumont Cott.

Noelle Doane Cashier

S. CAREY
Principal Officer
ihs 4

DERMOT WALSH ARCHITECTS

Planning Consultants & Designers

Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

Telephone: (01) 2861422, 2861399.
Fax No: (01) 2861426.

V.A.T. No: 1744934 P

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



10th October 1991

Re: 5a, Beaumont Cottages, Lucan, Co. Dublin.
Reg. Ref. No. 90A/1156

Dear Sirs,

We refer to the above and enclose herewith completed application on behalf of Seamus McCormack, 5a, Beaumont Cottages, Lucan, Co. Dublin.

Full planning permission is sought for partial change of use of 5a, Beaumont Cottages from residential to guest accommodation. Planning permission was granted for residential extension on 6th June 1991 (Reg. Ref. No. 90A/1156). Building Bye-Law Approval was granted on 23rd November 1990 (Reg. Ref. No. 90B/1156).

We enclose herewith four sets of documents in support of our application plus application fee of £186.73.

We trust you find everything satisfactory.

Yours faithfully,

D. Walsh

Dermot Walsh Architect.

17. OCT 91

*Dermot T. Walsh M.I.A.S., Bernard J. Burke B. Arch. Hons.
Consultant: T. P. Mahoney G.S.D., M.I.A.S., F. Inst. C.E.S.*

Dermot Walsh Architects,
Florence Road,
Bray,
Co. Wicklow.

91A-1658

6 October 1992


Re: Proposed change of use of 5A, Beaumont Cottages, Lucan
from residential to guest accommodation for Seamus
McCormack.

Dear Sir,

I refer to your submission received on 14th February, 1992, to comply with Conditions No. 5 and 6, of decision to grant permission by Order No. P/5761/92, dated, 16th December, 1991, in connection with the above.

In this regard, I wish to inform you that the submission is acceptable to the Council and is in compliance with conditions 5 and 6 of the above permission. The proposed fence should be erected immediately.

Yours faithfully,



for Principal Officer.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of 5A, Beaumont Cottages, Lucan from residential to guest accommodation for Seamus McCormack.

Dermot Walsh Architects,
Florence Road,
Bray,
Co. Wicklow.

Reg. Ref. 91A-1658
COMP. REC'D: 14.02.1992

Report of the Dublin Planning Officer, dated 4 August 1992.

This is a submission for COMPLIANCE with Conditions No. 5 and 6 of decision to Grant Permission by Order No. P/5761/91, dated 16th December, 1991, in connection with the above.

Condition No. 5 states:

"That party wall between applicant's property at No. 5A, Beaumont Cottages to be structurally enhanced and increased in height to a height sufficient to screen No. 5, Beaumont Cottages from overlooking from the dining room and bedroom of the proposed development. Details to be submitted and agreed in writing with the Planning Authority prior to commencement of use taking place."

Condition No. 6 states:

"That details of the "Insignia Sign" to be submitted to and agreed with the Planning Authority prior to erection of said sign."

A compliance submission in respect of these conditions was lodged on 14th February, 1992.

This provided for the erection of a 14 metre long fence along the boundary of the subject site with No. 5, Beaumont Cottages. This is to comprise a 5 foot high wooden panelled fence set in on 1 foot high concrete posts. *concrete base reinforced with* Lodged plans indicate a planted area along the length of this fence. Correspondence lodged states that this is to be planted with pyracontha. The proposed boundary treatment will screen No. 5, Beaumont Cottages from overlooking from the bedroom and dining room windows at No. 5A, and as such is considered to be in compliance with condition no. 5.

Drawings submitted include details of the "insignia sign" as required by condition no. 6. A photograph of same has been submitted. This is considered acceptable.

I recommend that the applicants be informed that the submission in respect of conditions no. 5 and 6 is considered satisfactory. *As the use as bed and breakfast appears to have commenced the proposed fence should be erected immediately.*

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of 5A, Beaumont Cottages, Lucan from residential to guest accommodation for Seamus McCormack.

(Continued)

(MG/DK)

Endorsed: - [Signature]
for Principal Officer

[Signature]
For Dublin Planning Officer

Order: - Applicant to be informed as set out in the above report.

Dated: ^{OCTOBER} 2nd ~~August~~, 1992.

[Signature]

Assistant County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 21/9/92

sorted 1A

DERMOT WALSH ARCHITECTS

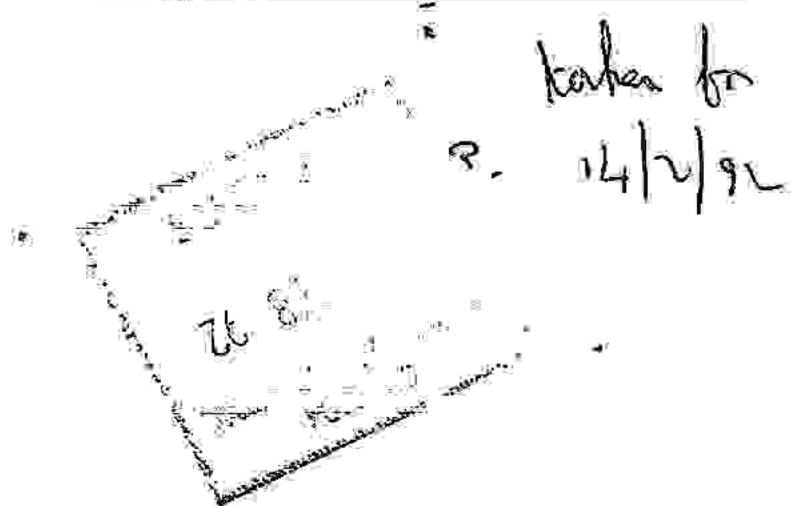
Planning Consultants & Designers

Florence Centre,
Florence Road,
Bray,
Co. Wicklow.

91A/1658
1.4.0. d 1 plots
Cont

Telephone: (01) 2861422, 2861399.
Fax No: (01) 2861426.
V.A.T. No: 1744934 P

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



14th February 1992

Re: Proposed change of use of 5A, Beaumont Cottages, Lucan Road,
from residential to guest accommodation
Reg. Ref. No. 91A/1658 dated 28 January 1992.

Dear Sirs,

We refer to the above and the Notification of Grant of Permission (Reg. Ref. No. 91A/1658) dated 28 January 1992. In compliance with condition No. 7. we request that payment be made in two installments i.e. the first payment of £400.00 immediately and the second payment of £395.00 on 11 April 1992. We enclose two cheques for these sums being a total of £795.00 in compliance with condition No. 7. towards the provision of public services in the area.

In compliance with condition No. 6. we enclose two copies of drawing No. 213/91/2A indicating details of Insignia sign for your approval. We also enclose photograph of sign for your attention.

In compliance with condition No. 5. we enclose two copies of drawing No. 213/91/1A indicating details of screening to No. 5 Beaumont Cottages. It is proposed to erect a 6ft. high screen of wooden panels slotted in concrete reinforced posts and set in 1ft. high concrete base. It is also proposed to provide a planted area landscaped with Pyracanta.

We trust you find everything satisfactory and should you have any queries please contact the undersigned.

Yours faithfully,

D. Walsh

DERMOT WALSH.

Dermot T. Walsh M.I.A.S., Bernard J. Burke B. Arch. Hons.
Consultant: T. P. Mahoney G.S.D., M.I.A.S., F. Inst. C.E.S.



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

Dermot Walsh Architects,
Florence Road,
Bray,
Co. Wicklow.

Our Ref: 91A/1658

31 January 1992

Re: Proposed change of use of 5A, Beaumont Cottages, Lucan for residential to guest accommodation for Seamus McCormack.

Decision Order No. P/5761/91; Dated: 16th December, 1991
Grant Order No. P/0440/91; Dated: 28th January, 1992.


Dear Sir,

I refer to the above Notifications and wish to inform you that Condition No. 5 should have read as follows:-

"That party wall between applicant's property at No. 5A Beaumont Cottages to be structurally enhanced and increased in height to a height sufficient to screen No. 5 Beaumont Cottages from overlooking from the dining room and bedroom of the proposed development. Details to be submitted and agreed in writing with the Planning Authority prior to commencement of use taking place."

I regret any inconvenience caused.

Yours faithfully,


for Principal Officer.

NOTE: A copy of this letter has been placed on the Planning Register.



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

Dermot Walsh Architects,
Florence Road,
Bray,
Co. Wicklow.

Our Ref. 91A-1658
Your Ref.
Date 16 December 1991

Re: Change of use of 5A, Beaumont Cottages, Lucan from
residential to guest accommodation for
Seamus McCormack.

I, the undersigned, hereby acknowledge receipt of Notification
of Decision, dated 16 December 1991, in connection with the
above.

Signed:

On behalf of:

(Name)

Dermot Walsh Architects

(Address)

Florence Centre
Florence Rd
Bray.

I hereby certify that the above Notification, dated 16 December
1991, was handed by me to the above signed today.

SIGNED:

DATED:

16/12/91

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

To
Dermot Walsh Architects,
.....
Florence Road,
.....
Bray,
.....
Co. Wicklow.

Decision Order P/5761/91 - 16.12.1991
Number and Date

Register Reference No. 91A-1658

Planning Control No. 17.10.1991

Application Received on
Floor Area: 106.7 sq. m.

Applicant
Seamus McCormack.

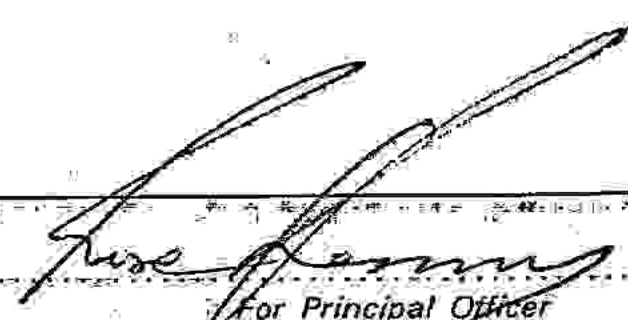
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/Approval for:-
change of use of 5A, Beaumont Cottages, Lucan from residential to guest accommodation.

SUBJECT TO THE FOLLOWING CONDITIONS

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 the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p> <p>3. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>4. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.</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 the interest of health.</p> <p>3. In the interest of safety and the avoidance of fire hazard.</p> <p>4. In the interest of the proper planning and development of the area.</p>

(Continued)

Signed on behalf of the Dublin County Council



For Principal Officer

16.12.1991

Date

IMPORTANT: Turn overleaf for further information

(Continued)

CONDITIONS

REASONS FOR CONDITIONS

5. That party wall between applicant's property at No. 5 Beaumont Cottages to be structurally enhanced and increased in height to a height sufficient to screen No. 5 Beaumont Cottages from overlooking from the dining room and bedroom of the proposed development. Details to be submitted and agreed in writing with the Planning Authority prior to commencement of use taking place.

6. That details of the "Insignia Sign" to be submitted to and agreed with the Planning Authority prior to erection of said sign.

7. That a financial contribution in the sum of £795 be paid by the proposer to the Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate the proposed development; this contribution to be paid prior to the commencement of the development on site.

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

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.

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.

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/1658

Date : 18th October 1991

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

Dear Sir/Madam,

DEVELOPMENT : Partial change of use from residential to guest
accommodation

LOCATION : 5A Beaumont Cottages, Lucan

APPLICANT : Seamus McCormack

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application
received on 17th October 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Dermot Walsh Architects,
Florence Road,
Bray,
Co. Wicklow.

CONCRETE ROOF TILES

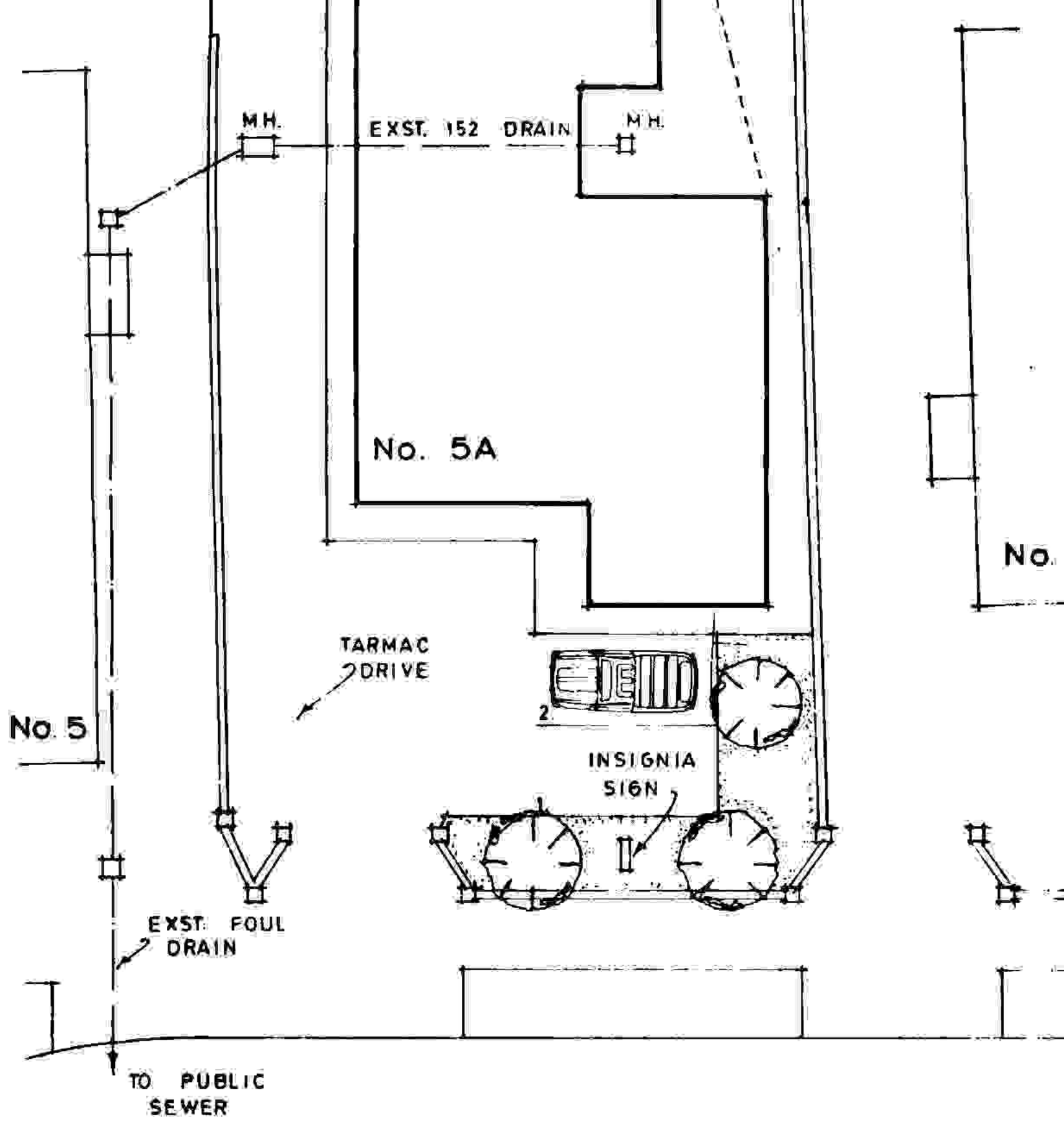
VELUX ROOFLIGHT

ROUGH CAST RENDER
FINISH

R.W.P.

PLINTH

END ELEVATION



NEWCASTLE ROAD

SITE PLAN SCALE 1 200

CONCRETE ROOF TILES

VELUX ROOFLIGHT

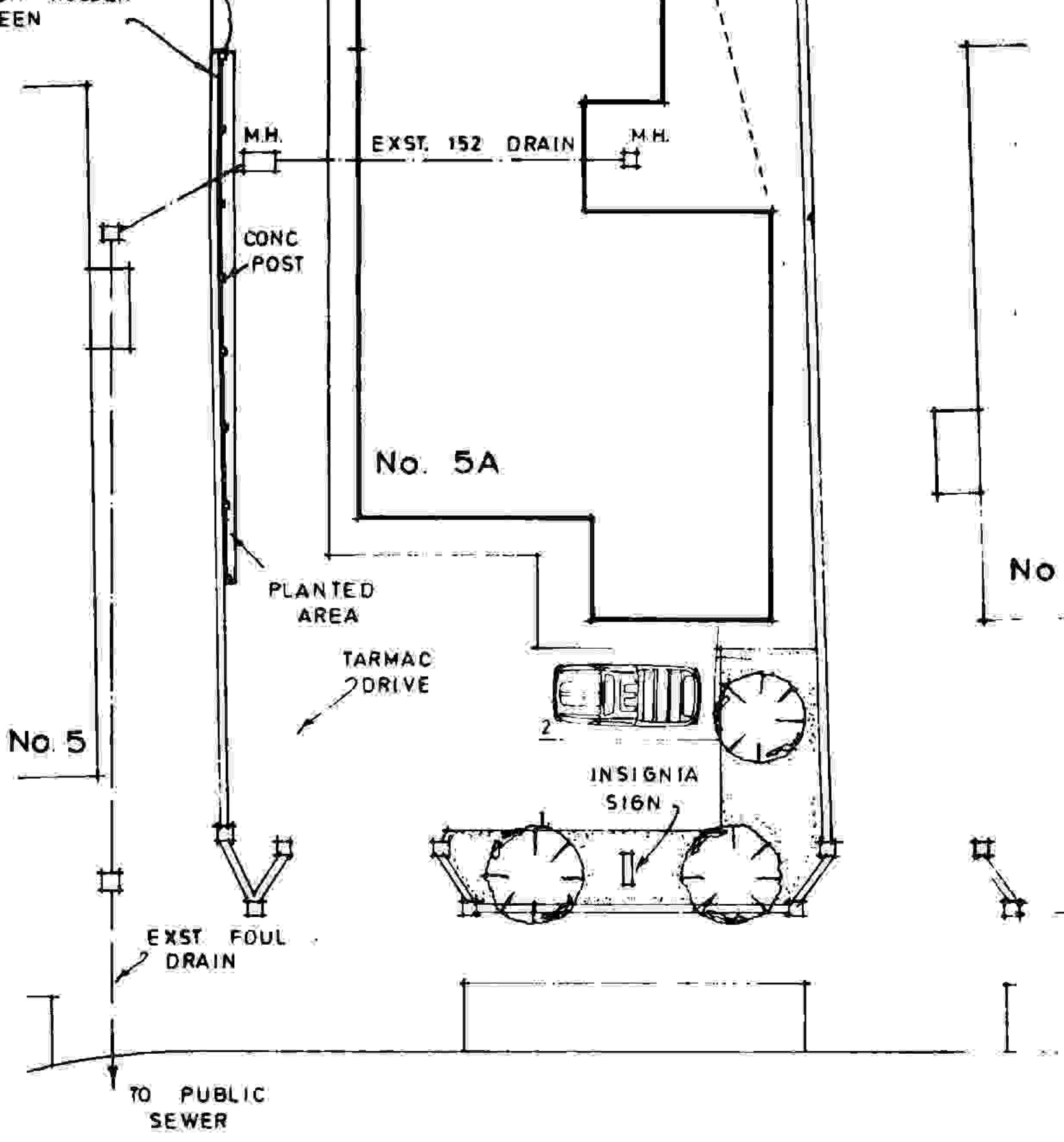
ROUGHCAST RENDER FINISH

R.W.P.

PLINTH

END ELEVATION

SCREEN



NEWCASTLE ROAD

SITE PLAN

SCALE 1:200