

Councillor A. Ormonde,
28 Home Villas,
Dublin 4.

Our Ref.: 91A/989

19 August 1991

RE: Proposed change of use from Bank to Chinese Takeaway at
Unit 5A, Rosemount Shopping Centre, Marian Road,
Rathfarnham for J. Tsang.

Dear Councillor Ormonde,

I refer to your recent representations on behalf of the residents of the Ballyroan area in connection with the above planning application.

I now wish to inform you that by Order dated 13th August 1991 the Planning Authority made a decision to grant permission. (Copy Attached).

Yours faithfully,



For Principal Officer.



Bloc 2, Ionad Bheatha na hÉireann,
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/0989

Date : 15th August 1991

Dear Sir/Madam,

Development : Change of use from Bank to Chinese Takeaway

LOCATION : Unit 5A, Rosemount Shopping Centre, Marian Road,
Rathfarnham

Applicant : J. Tsang

App. Type : PERMISSION

I wish to inform you that by order dated 13.08.91 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.

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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.

Colette & Paul Black,
105 Marian Road,
Rathfarnham,
Dublin 14.



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Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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Yours faithfully,

.....L.D.....

for PRINCIPAL OFFICER



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Ms. M. Rafter, Chairperson,
Ballyroan Community Centre,
Ballyroan,
Dublin 16.



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Mr. E. Masterson,
111 Marian Road,
Rathfarnham,
Dublin 14.



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Ms. C. Moore & Mr. D. Doran,
113 Marian Road,
Rathfarnham,
Dublin 14.



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Dominick Duffy,
49 Main Street,
Rathfarnham,
Dublin 14.



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Block 2, Irish Life Centre,
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Michael Shannon,
Rosemount Pharmacy,
Marian Road,
Rathfarnham.




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Patrick & Anne Gill,
107 Marian Road,
Rathfarnham,
Dublin 14.



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C. J. Whooley,
52 Orchardstown Avenue,
Rathfarnham,
Dublin 14.



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Christina Farrell,
101 Marian Road,
Rathfarnham,
Dublin 14.



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.....*[Signature]*.....

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William & Fidelis Ryan,
103 Marian Road,
Rathfarnham,
Dublin 14.



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Rev. C. Kenny, P. P.,
29 Ballyroan Height's,
Ballyroan,
Dublin 16.



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Mother



Ann Ormonde
B. Comm. H. Dip. Ed. D.C.G.
Member of Dublin County Council

28, HOME VILLAS
DUBLIN 4.
Tel : 687896.

8th July 1991

OBJE

To Mr Al Smith,
Principal Officer,
Planning Dept.
Gresh Life Centre
Lower Abbey St.
Dublin 1.

10 JUL 91

Re Planning Application Ref. No. 91A/0989.

Dear Al,

On behalf of the residents of the Ballyroan area I wish to object very strongly to the Planning Application Ref. No. 91A/0989 on the grounds that :-

- (1) There are 2 other Chinese takeaway in the area - one in Rathfarnham village and the other in Templeogue.
 - (2) There is already ~~an~~ a fish & chips shop close by and young people tend to gather at this spot and has created a lot of hassle for shopkeepers and residents.
- Residents fear that should there be another type of same kind of shop ~~it~~ - vandalism

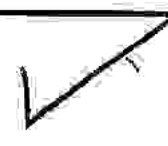
would increase. We already
a lot of vandalism in the area
breaking into the local church, and
destroying the public library at Ballyhenon.

So Manager I would appreciate
if you would consider points
made by me and the students.

Kind regards,

Ann.

ITC



would increase. We already
a lot of vandalism in the area
breaking into the local church, and
destroying the public library at Ballykavan.

So Manager I would appreciate
if you would consider points
made by me and the residents.

Kind regards,

Ann.

113 Marcan Road
Rathgarham
Dublin 14

91A/989
744
9/8

PK

OBJECTOR

Re Application no 0989 17th June
J Tsang Unit 5A Rosemount Shopping Centre

I wish to object to planning permission being granted for the above application on the following grounds

- a) This is a residential area the take away would cause noise and disturbance at night.
- b) It would cause litter in the area.
- c) There is no requirement for such a take-away as there is one in Rathgarham shopping centre village which is less than a mile away.

Yours Faithfully

Carol Moore
Declan Moran

08. AUG 91

✓



OBJECTOR

Marian
Rathfarnham
D 14
21st July
91A/0989
647

A. Chan

The A. I. R. vacated premises at Marian Road right opposite my home. I would like to be informed as soon as possible if planning permission has been granted to a Take Away Chinese food. There is already on Marian Road a Take Away. I would like to object strongly to any kind of premises that would stay open until the early hours opposite

my house I have the Community
Hall which I might add is
a meeting place for all the Boys
in the Area and Taxes continuously
stop outside my gate during the
weekend. So you can understand
my strong objection to anymore
noise disturbing my family
life.

Yours faithfully.

Mr. E. Masters.

PA

Ballyroan Community Centre

BALLYROAN, DUBLIN 16. Telephone: 946675

17th. July, 1991.

91A/0984

597

Dublin County Council,
Planning Authority,
Irish Life Centre,
Block 2,
Abbey St., Dn. 1.

OBJECT

Dear Sir/Madam,

It has come to our notice that an application for planning permission for a Chinese takeaway, in Rosemount Shopping Centre (Unit 5a) Marian Rd., Dn. 16 has been lodged with your Dept. The Management Committee of Ballyroan Community Centre want to lodge a very strong objection to this application. The Community Centre is situated next door to this building and the Committee feel it would aggravate an already difficult situation with regard to litter, vandalism, graffiti, etc.

Thanking you ,

Yours sincerely,

Mary Rafter

Mary Rafter (Chairperson).



18. JUL 91

914/0989

472

105 Marian Rd,
Rathfarnham,

27/6 JUN 91

Dublin, 14

24/6

OBJECTOR

Dear Sir/Madams,

We wish to object to change of premises from Bank to Take-away at Rosemount Shopping Centre. We already have a take-away on this road.

Yours faithfully,

Colette & Paul

Black.

OBJECTOR

945651
107827

24 JUN 91

91A/0989

479

Parochial House
29 Ballyroan Heights
Ballyroan
Dublin 16

PC

20th June 1991

[Handwritten signature]
v7/b

Dear Sir,

as Parish Priest of Ballyroan, Dublin 14, I would like to register my concern as the concern of my Parishioners, about the proposed planning application for a Chinese Takeaway in the new vacated A.B. premises in the Rossmount Shopping Centre. We already have a problem with refuse and latrines. The premises is immediately adjacent to the Church and Community Centre and naturally we are fearful of additional hassle. The fact that our Church is super glazed makes us particularly vulnerable. I would appreciate your consideration of these facts before a decision is made.

I remain,

Yours sincerely

Fr. C. Kenny S.P.

91A/0989 - PK

(477)

26 JUN 91
21/6 103 Marian Rd.
Kattankulam

D. 14
24/6/91

OBJECTOR

Dear Sir/Madam,

We object to the change of premises at Rosemount Shopping Centre, Marian Rd., from Bank to Takeaway. There is already such a premises on Marian Rd.

Yours faithfully,

William & Fidelis Ryan

OBJECTOR

91A/0989 101. Marston Road for
Pathfarra Law.
91-482
Subject 74
21/7/91.

Koan Die / Madame,

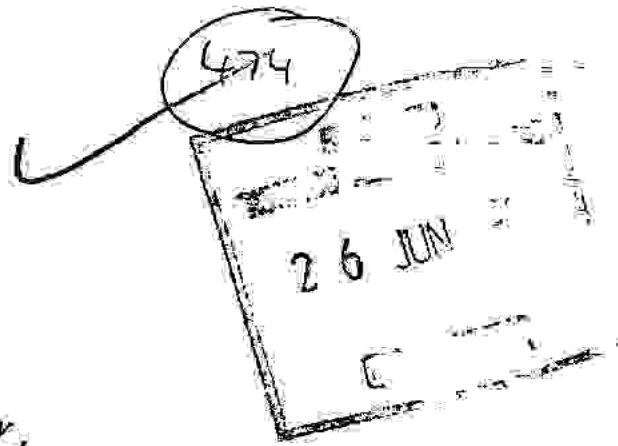
I wish to
object to the planning permission
to the opening of a take-away
on Marston Road Rosemount Est.
I see no need for this
as we already have one on
Marston Road, and I don't
think it's all all necessary.

Yours Sincerely,

Christina Galbraith (Mrs)

91A/989

PK



52, Orchardstown Ave
Rathfarnham,
Dublin 14
25th June '91

OBJE

Dear Sir/Madam,

I wish to object in the strongest terms to the application for permission to open a "Chinese food take-away" at Rosemount Shopping Centre, Marian Rd., Rathfarnham.

Approximately a hundred yards from the site of the proposed "take-away" there is on Marian Rd. a fish and chip shop for the past 20 years. This has been the cause of great agitation and trouble for those people living in the neighbourhood with late night shouting and very often fighting in the vicinity, particularly at weekends. There are also other problems such as litter, vandalism, etc. which are attributable to this fish and chip shop.

The county council library almost directly across the road from my home and within 30 yards of the proposed "take-away" is also a problem area. This very nice building and welcome facility is being used by gangs of young people, who gather at the back, for cider and drinking parties. Indeed, I had to intervene, not without some fear I might add, when they tried to set the door ^{of the library} alight. The gardai in Rathfarnham have stated that they consider the library area one of the worst spots in their district. They regularly find used syringes, etc. when summoned to quell some trouble in the library area. They move the gangs on but they are

back within 30 minutes. These facts can be verified by contacting Rathfarnham Garda Station.

To give you some idea of the problems arising from vandalism in my immediate neighbourhood — within the past week

- (1) the windscreen of my car has been smashed while parked in my driveway.
- (2) the two houses next to mine have had garden plants damaged or destroyed.
- (3) the church which is beside the proposed "take-away" has had its stained glass window smashed and damage to the interior which according to the parish priest will cost in excess of £500 to repair.

One further fact I wish to bring to your attention. There is already a "chinese take-away" in Rathfarnham village less than 15 minutes walking distance or 2 minutes by car from Marian Road. I feel strongly that with the fish and chip shop on Marian Road and the "take-away" in Rathfarnham village, the area is already well serviced for its clientele.

In view of the foregoing, I earnestly request you not to allow this application,

yours sincerely,
E.G. Whoolley (Mrs.)

91A/0989

453

107 Marian Road,
Rathfarnham,
Dublin 14.

17th June, 1991.

The Planning Officer,
South County Dublin,
Dublin Co. Council,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

19/6

OBJECT

Dear Sir/Madam,

I refer to a planning application received by you last week for the change of use of the unit in Rosemount Shopping Centre, Marian Road, previously occupied by Allied Irish Banks, from a Bank to a Food Take-away.

We strongly object to this application on the grounds of noise and unnecessary nuisance at night. We would like to bring to your attention that there is already a Take-away on Marian Road, which has caused numerous complaints to the Gardai and has involved a stabbing incident.

We would be grateful if you would consider this objection and reply accordingly.

Yours faithfully,

Patrick Gill Anne Gill

Patrick & Anne Gill

17. JUN 91



Respectful officer
M. Dublin to Council PH
Planning Authority Block 2
Post box 6000

Michael Shannon F.F.

Rosemount Pharmacy
Marian Rd, Rathfarnham.
Phone No. 943673

Templeogue
Templeogue
Phone No.

OBJECTOR

19/6

91A 0989
45A 8 JUN 91

ACCOUNTS MONTHLY

June 15th 1991

Dear Sirs

Further to the
application for change of use
from a bank to a Chinese
Take away as advertised in
Evening Paper this week I
wish to strongly object to
this development and suggest
change in Rosemount Shopping
Centre.

At present this area
shopping mall is plagued
with vandalism of all sorts
The Garda in Rathfarnham
will verify that gangs
of youths and girls
tend to congregate and

mess about this street. A
takeaway would increase the
problem. There is a chefs
shops and takeaway just
100 yards away so some litter and refuse.

There is a large housing
area around these shops
and the presidents and
priests of parish who run
a community centre beside the
shops are outraged at the
possibility of more trouble
in area because of proposed
development.

There will be an outcry
if this is allowed. There exists
already a takeaway in Rathfarnham
although not that one is far away
from local residents.

Yours Faithfully
Michael Shannon.



M. Dublin to Council

Planning Dept. Block 2

Michael Shannon F.P.S.I. & allys

Rosemount Pharmacy
Marian Rd, Rathfarnham.
Phone No. 943673

Templeogue Pharmacy
Templeogue.
Phone No. 907515

Rec 2/6/3

22 MAR 91

ACCOUNTS MONTHLY

22

OBJECTOR

Dear Sirs

We wish to object
in the strongest fashion to
the proposed change of use
of listed Irish Bank office to
cheapest take-away etc in proposed
shopping centre Marian Rd.
Rathfarnham

already because of a chef shop
nearby and other factors
contamination is rife in this centre
and this proposed opening would
add to the problem.

The Guards in Rathfarnham
are well aware of this serious
problem

Yours sincerely
Michael Shannon
Catherine Brown M.A. Wanda Kelly

PK

Paper Shop Newsagent

Trading as the Main Street Paper Shop Ltd.

OBJEC

49 Main Street,
Rathfarnham,
Dublin 14.

Telephone 907264
PLANNING OFFICER
D.C.C.

Q1A/0989

455

✓ 27

Rosemount,
Shopping Centre,
Marian Road,
Rathfarnham, D. 14.
Telephone 943325

22/3/91

Dear Sir,

Re 27/3

We the undersigned wish to object to a proposed letting of a shop located at Rosemount Shopping Centre, Marian Road, Rathfarnham Dublin 14, as a Chinese take away or any other take away.

We already have an Italian take away in the area and its effect on the area is disastrous in relation to litter and vandalism. We do not want to increase the problem.

Yours Sincerely,

Dominic Duffy
Rhoda Donnelly
Teresa Lenihan

91A/0989

Chase use from Benk to Talway Restaurant to No 3 stop feet
 Unit SA Rosemont Shopping Centre Rutherfordham DL6

S Tsang

1	2	3	4	5	6	7
DEELLINGS/AREA LENGTH/STRUCT	RATE	PCT. OF FEE REC.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Overhangs	2532					
	2516					
	61.66 m ²		108.50	107.91		
			40	40		

SA fence
~~SA~~ NOT SA

Signature: *[Handwritten Signature]* Date: 20/6/91
 Signature: *[Handwritten Signature]* Date: 20/6/91
 Signature: *[Handwritten Signature]* Date: *[Blank]*
 Signature: *[Handwritten Signature]* Date: *[Blank]*

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/989

OUT. REF.:

SERVICES INVOLVED: WATER/POUL SEWER/SURFACE WATER

REA. OF SITE:

TOTAL AREA OF PROPOSED PROPOSAL: 664 FT²

ENSURED BY:

ISSUED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

AMOUNT'S ORDERED NOW BY DATE:

ENTERED IN CONTRIBUTIONS REGISTER:

K.Y.
20/6/91.

Standard
nil
Change of use
from Commercial
to Commercial.

DEVELOPMENT CONTROL ASSISTANT GRACE

no service but
the path is all at
date of assessment
12/8/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Marian Road, Rathfarnham for J. Tsang.

Breen Kelly Architects,
Bloom House,
15, Mountjoy Square,
Dublin 1.

Reg. Ref. 91A-0989
COMP. REC'D: 13-11-91

Report of the Dublin Planning Officer, dated 27 November 1991.

This is a submission for COMPLIANCE with Conditions No. 5 and 6 of decision to Grant Permission by Order No. P/3580/91, dated 13th August, 1991, in connection with the above.

Condition No. 5 states:

"Details of the proposed sign on the fascia board are to be submitted and agreed with the Planning Authority prior to the commencement of development. The sign is to be externally lit and should not consist of internally illuminated box sign."

Condition No. 6 states:

"The applicant is to submit details of a revised shop front incorporating a plinth and spandrel under the glazed area to the Planning Authority for its agreement prior to the commencement of development."

The proposed sign is to consist of fret cut lettering mounted on spacers on the fascia board.

The shop front has been revised to incorporate a metal spandrel balustrade. The proposed shop front is framed by well defined columns.

The compliance submission is acceptable and the applicant should be advised accordingly.

g
MOS
(MOS/DK)
sm

Endorsed:- *J. Tsang*
for Principal Officer

Richard Cernino
For Dublin Planning Officer

28.11.91

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

Dated: *December*
~~November~~, 1991.

Don An
Assistant City and 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

PERMISSION
 Proposed Change of use from Bank to Chinese Takeaway
 Doubtful To Council
 SECURITY:
 Bond C.I.P.
 Cash.

Proposed change of use from Bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Marian Road, Rathfarnham, for J. Tsang.

Breen Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.

Reg. Ref. 91A/0989
 Appl. Rec'd: 17/6/91
 Floor Area: 61.66sq. m.
 Site Area: 140sq. m.
 Zoning:

Report of the Dublin Planning Officer, dated 7 August 1991

This is an application for PERMISSION. The proposed development consists of the change of use from Bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Rathfarnham.

Rosemount Shopping Centre which is located on Marian Road is zoned 'C1' in the 1983 County Development Plan, with the objective "to protect, provide for and/or improve local/neighbourhood centre facilities."

The Shopping Centre provides for the following uses at the ground floor level: an Off-Licence, Dry Cleaners, Chemist, Newsagent, Butcher, Grocery Shop and Extravision Video Shop. There is a hairdresser and beauty salon at first floor level. There is a large area in front of the Shopping Centre, available for parking.

The site of the current application is currently vacant and was formerly occupied by Allied Irish Banks.

Under Reg. Ref. 90A/2328, permission was granted for A.I.B. Plc. for the erection of new external signage on its premises, (Decision Order P/629/91, dated 13.2.91).

There is a Community Centre and Catholic Church on the adjoining site to the south. A library adjoins the site to the west and a service laneway separates the Shopping Centre from the library.

There have been a number of letters of objection received by the Planning Authority in relation to the proposed development. Most of the objectors are residents in the area and object to the proposed development on the grounds that it would adversely affect the residential amenities of the area, (noise, nuisance loitering etc.). It is also maintained by the objectors that there is an adequate number of takeaways in the Rathfarnham area who make particular reference to an existing takeaway on Marian Road. The takeaway referred to is located at No. 52 Marian Road, (The Roma Takeaway). Letters of objection submitted by the Parish Priest of Ballyroan and Local Public Representatives have also been received and their contents noted.

and

2

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

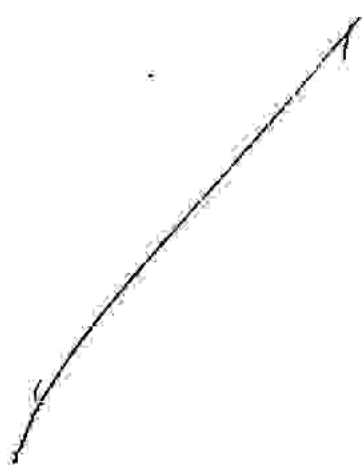
Proposed change of use from Bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Marian Road, Rathfarnham, for J. Tsang.

If Takeaways are to be provided at all residential areas, they are in my opinion best located in purpose built Shopping Centres such as this. The nearest houses to the proposed Takeaway are located on the opposite side of Marian Road at a distance of approximately 40 metres. The proposed development will not in my opinion reduce the amenities presently enjoyed by residents in this area.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (10) conditions:-

MOS
(MOS/CM)

Contd/.....



Endorsed:-

[Signature]
for Principal Officer

[Signature]
For Dublin Planning Officer

9 8 91

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 (10) conditions set out above is hereby made.

Dated: 13 August, 1991.

[Signature]
APPROVED OFFICER.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from Bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Marian Road, Rathfarnham, for J. Tsang.

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.

2
~~3. 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.~~

~~3. 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.~~

3
4. That prior to the commencement of dwelling, the applicant is to ascertain the requirements of the Chief Fire Officer and adhere to these requirements in the course of the development.

3
4. In the interest of safety and the avoidance of fire hazard.

4
5. That prior to the commencement of development, the applicant is to ascertain the requirements of the Supervising Environmental Health Officer and adhere to these requirements in the course of the development.

4
5. In the interest of health.

5
6. Details of the proposed sign on the fascia board are to be submitted and agreed with the Planning Authority prior to the commencement of development. The sign is to be externally lit and should not be an internally illuminated box sign.

5
6. In the interest of visual amenity.

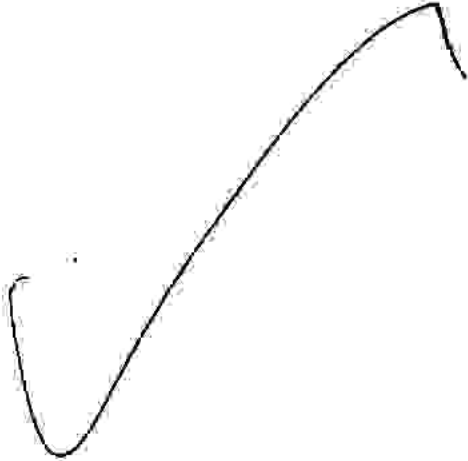
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use from Bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Marian Road, Rathfarnham, for J. Tsang.

CONDITIONS

REASONS FOR CONDITIONS

- | | |
|--|--|
| <p>6-7. The applicant is to submit details of a revised shop front incorporating a plinth and spandrel under the glazed area to the Planning Authority for its agreement prior to the commencement of development.</p> <p>7-8. The premises shall not be open for trade, nor shall there be customers on the premises except between the hours of 10.00am and 11.30pm - Monday to Saturday (inclusive) and between 10.00am and 10.00pm on Sundays.</p> <p>8-9. No radio, audio tape machine or other sound producing device shall be played on or about the premises in such a manner as to be audible from any house in the vicinity of the site.</p> <p>9-10. Refuse shall be stored in containers of such a design as would prevent the escape of smells and interference by animals and birds and the containers shall be normally stored within the enclosed yard to the rear of the premises.</p> <p>10-11. Before the use commences, at least two fixed litter bins shall be provided in the public area in front of the shop and these shall be maintained at all times in a clean and tidy condition.</p> | <p>6-7. In the interest of the proper planning and development of the area.</p> <p>7-8. In the interest of residential amenity.</p> <p>8-9. In the interest of residential amenity.</p> <p>9-10. In the interest of residential amenity and public health.</p> <p>10-11. In the interest of residential amenity and public health.</p> |
|--|--|
- 

Register Reference : 91A/0989

Date : 21st June 1991

Development : Change of use from Bank to Chinese Takeaway

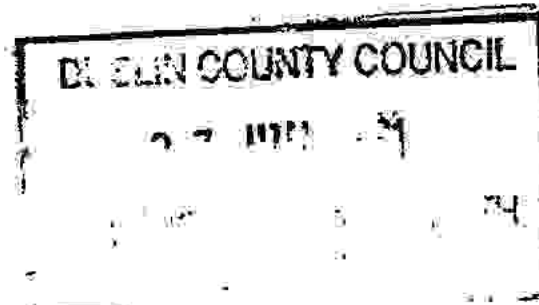
LOCATION : Unit 5A, Rosemount Shopping Centre, Marian Road,
Rathfarnham

Applicant : J. Tsang

App. Type : PERMISSION

Planning Officer : M.O'SHEE

Date Recd. : 17th June 1991



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

Yours faithfully,

Paul Dolan

PRINCIPAL OFFICER

No proposal is acceptable to this office subject to compliance

with the Food Hygiene Regulations 1950/89. especially provided between
(1) A minimum 3ft free floor area must be provided between
cooking equipment and preparation tables.
(2) Extract ventilation being provided at

- (a) Fryer
- (b) oven/cooker
- (c) wash up area

(3) Cold water at preparation sink to come from rising main.

(4) Permanent ventilation to be provided at water closet.

for *Ma Devine*
John O'Keilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

10/7/91

Antoin Muller 9/7/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 12.07.91
Time 12.20

Breen Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.

91A-0989

17 December 1991

Re: Proposed change of use from bank to Chinese Takeaway
at Unit 5A, Rosemount Shopping Centre, Marian Road,
Rathfarnham for J. Tsang.

Dear Sir,

I refer to your submission received on 13th November, 1991, to comply with Conditions No. 5 and 6, of decision to grant permission by Order No. P/3580/91, dated, 13th August, 1991, in connection with the above.

In this regard, I wish to inform you that the submission of 13th November, 1991, is in compliance with Conditions No. 5 and 6 of Decision Order P/3580/91 dated 13th August, 1991.

Yours faithfully,

J. de Baintsil
for Principal Officer.

circulated
9/12

19 NOV 91

BREEN
KELLY
ARCHITECTS

Bloom House, 15 Mountjoy Square, Dublin 1. Tel: 01-744133 Fax: 01-744697

Date : 18th November, 1991

Ref. : 114/91

Re. : Chinese Takeaway at Rosemount Shopping Centre,
Reg.Ref. 91a/0989

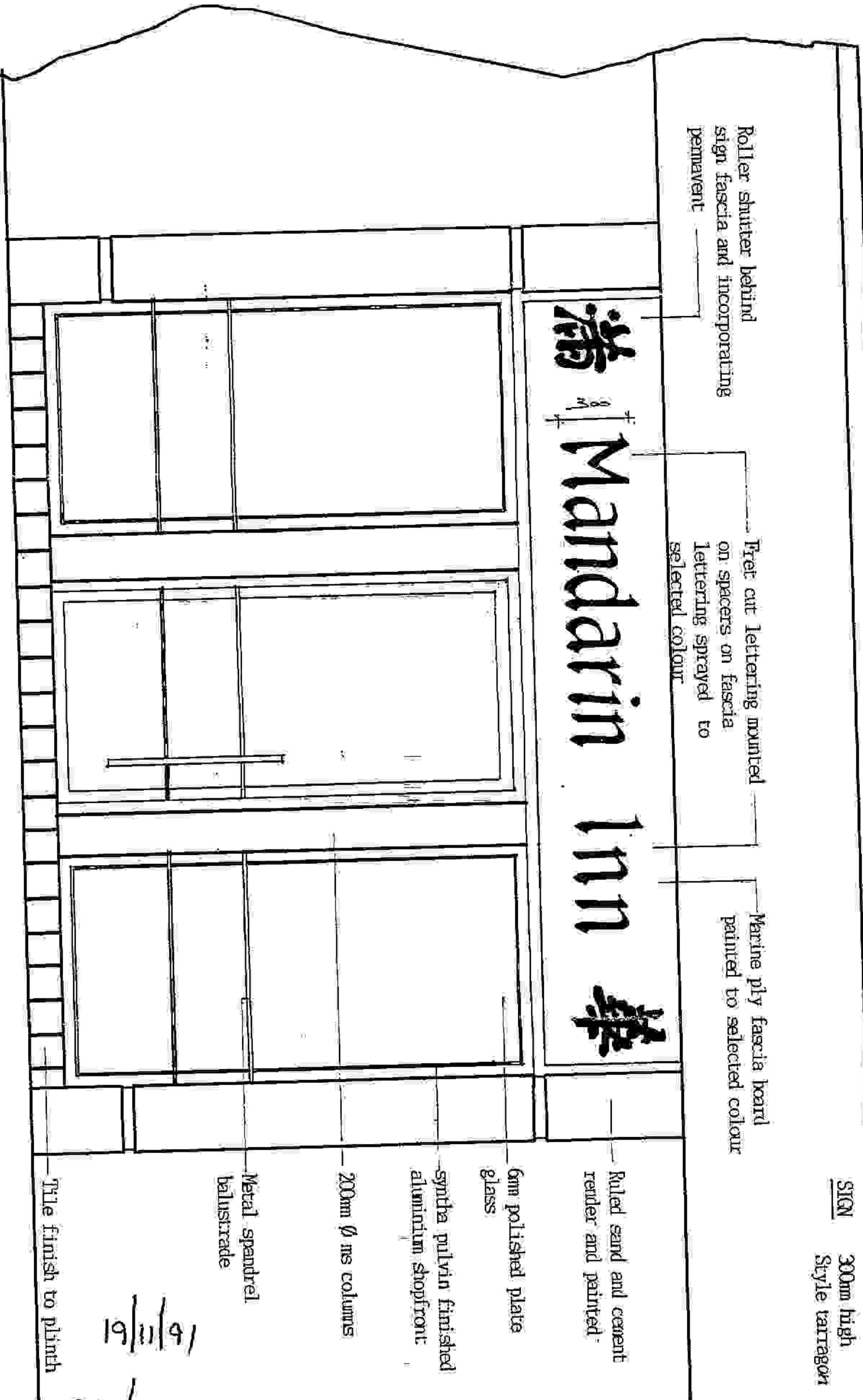
91A/989

1.3.0

und A.1

Copies of drawings omitted from letter to M.O'Shee dated 12th November, 1991

WITH COMPLIMENTS



SIGN 300mm high
Style variegated

Ruled sand and cement render and painted

6mm polished plate glass

syntha pulvin finished aluminium shopfront

200mm Ø ms columns

Metal spandrel balustrade

Tile finish to plinth

IRBEN KELLY ARCHITECTS,
Bloom House, 15 Mountjoy Sq.,
Dublin 1. Ph. 744133 Fax. 744697

Drawing no. 114-90-02 Scale 1 : 25

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

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

Telephone: 773066

Telephone: 724755
Extension: 231/234

19 November 1991

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

LOCATION: Unit 5A Rosemount Shopping Centre, Marian Road, Rathfarnham
PROPOSED DEVELOPMENT: Change of use from bank to chinese takeaway
APPLICANT: J. Tsang
PLANNING REG. REF.: 91A/989
DATE OF RECEIPT OF SUBMISSION: 13 November 1991

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions.

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Breen Kelly Architects,

Bloom House,

15 Mountjoy Square,

Dublin 1.

BREEN
KELLY
ARCHITECTS

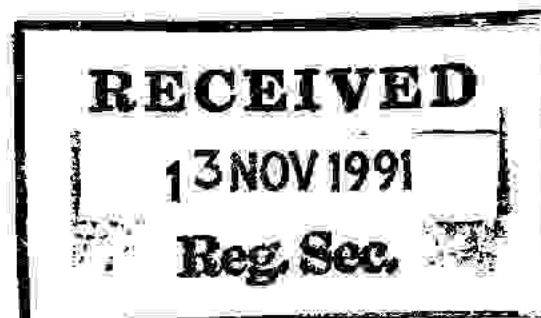
Bloom House, 15 Mountjoy Square, Dublin 1. Tel: 01-744133 Fax: 01-744697

Attention : Ms.M.O'Shee
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

91A/989

1.1.0

LOAN



Date : 12th Novemeber, 1991
Ref. : 114/91
Re. : Takeaway at Rosemount Shopping Centre

Dear Ms.O'Shee,

Further to our recent meeting in connection with the above project and in accordance with conditions 5 & 6 of the planning permission (reg.ref.91a/0989) we enclose herewith 4 copies of our drawing 114/91/02 showing the revised shopfront incorporating spandrel balustrade, framed fascia sign and plinth and pilasters and indicating all details of signage and finishes.

I trust the enclosed is in order however should you require any further information please do not hesitate to contact this office.

Yours sincerely,

A handwritten signature in cursive script, reading "Paul P. Kelly".

Paul P.Kelly
BREEN KELLY ARCHITECTS.

SIGN

300mm high
Style tarragon

Roller shutter behind
sign fascia and incorporating
permavent

Fret cut lettering mounted
on spacers on fascia
lettering sprayed to
selected colour

Marine ply fascia board
painted to selected colour

滿 | Mandarin | 華

Ruled sand and cement
render and painted

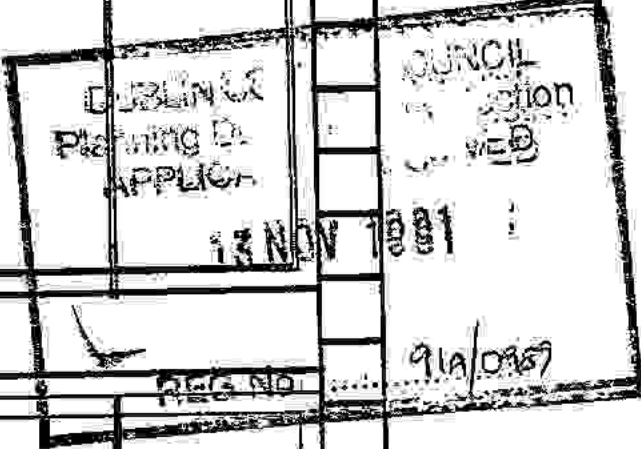
6mm polished plate
glass

syntha pulvin finished
aluminium shopfront

200mm Ø ms columns

Metal spandrel
balustrade

Tile finish to plinth



BREEN KELLY ARCHITECTS,
Bloom House, 15 Mountjoy Sq.,
Dublin 1. Ph. 744133 Fax. 744697

Drawing no. 114-90-02 Scale 1 : 25

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

Notification of Decision to Grant Permission/

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

To **Breen Kelly Architects,** Decision Order **P/3580/91, 13/8/91**
Number and Date
Bloom House, Register Reference No. **91A/0989**
15 Mountjoy Square, Planning Control No.
Dublin 1. Application Received on **17/6/91**
Applicant **J. Tsang.** Floor Area. **61.66sq. m.**

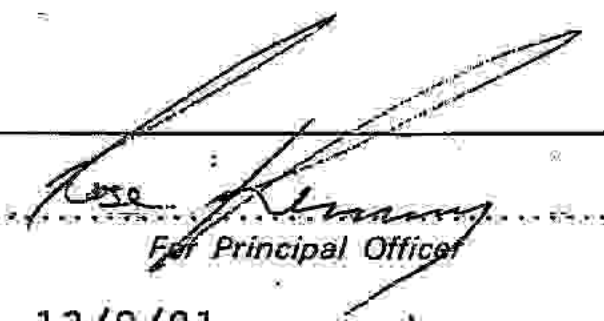
In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission/ for:-

**Proposed change of use from Bank to Chinese Takeaway at Unit 5A,
Rosemount Shopping Centre, Marian Road, Rathfarnham.**

SUBJECT TO THE FOLLOWING CONDITIONS

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 prior to the commencement of dwelling, the applicant is to ascertain the requirements of the Chief Fire Officer and adhere to these requirements in the course of the development.	3. In the interest of safety and the avoidance of fire hazard.
4. That prior to the commencement of development, the applicant is to ascertain the requirements of the Supervising Environmental Health Officer and adhere to these requirements in the course of the development.	4. In the interest of health.

Signed on behalf of the Dublin County Council


For Principal Officer

13/8/91

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. Details of the proposed sign on the fascia board are to be submitted and agreed with the Planning Authority prior to the commencement of development. The sign is to be externally lit and should not consist of internally illuminated box sign.

5. In the interest of visual amenity.

6. The applicant is to submit details of a revised shop front incorporating a plinth and spandrel under the glazed area to the Planning Authority for its agreement prior to the commencement of development.

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

7. The premises shall not be open for trade, nor shall there be customers on the premises except between the hours of 10.00am and 11.30pm - Monday to Saturday (inclusive) and between 10.00am and 10.00pm on Sundays.

7. In the interest of residential amenity.

8. No radio, audio tape machine or other sound producing device shall be played on or about the premises in such a manner as to be audible from any house in the vicinity of the site.

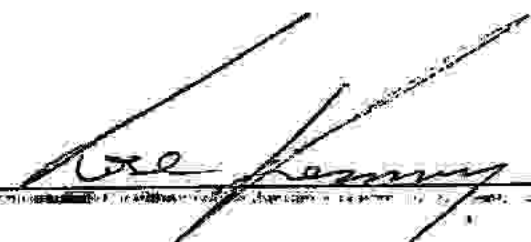
8. In the interest of residential amenity.

9. Refuse shall be stored in containers of such a design as would prevent the escape of smells and interference by animals and birds and the containers shall be stored within the enclosed yard to the rear of the premises.

9. In the interest of residential amenity and public health.

10. Before the use commences, at least two fixed litter bins shall be provided in the public area in front of the shop and those shall be maintained at all times in a clean and tidy condition.

10. In the interest of residential amenity and public health.



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/0989

Date : 18th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from Bank to Chinese Takeaway

LOCATION : Unit 5A, Rosemount Shopping Centre, Marian Road,
Rathfarnham

APPLICANT : J. Tsang

APP. TYPE : PERMISSION

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

Yours faithfully,

.....
PRINCIPAL OFFICER

Breen Kelly Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1



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 Unit 5A, Rosemount Shopping Centre, Rathfarnham, Dublin 6.
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... Mr. J. Tsang **NIL**
Address..... c/o Bloom House, 15, Mountjoy Square, Dublin 1 Tel. No. 744133

4. Name and address of BREEN KELLY ARCHITECTS,
person or firm responsible
for preparation of drawings Bloom House, 15, Mountjoy Square, Dublin 1 Tel. No. 744133

5. Name and address to which BREEN KELLY ARCHITECTS
notifications should be sent
..... Bloom House, 15, Mountjoy Square, Dublin 1.....

6. Brief description of Change of use from Bank to Takeaway Restaurant and new shop front
proposed development

7. Method of drainage Local Authority 8. Source of Water Supply Local Authority **13/6**

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor Bank
or use when last used, **142/91**

(b) Proposed use of each floor Takeaway Restaurant **N 41258**

Ev Herald
11/6/91
10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

11.(a) Area of Site 140 Sq. m.

(b) Floor area of proposed development 61.66 Sq. m.

(c) Floor area of buildings proposed to be retained within site 61.66 Sq. m.

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

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

15. List of documents enclosed with Drawing No. 114/91/01 4 Copies
CO. DUBLIN - Planning permission is sought for change of use from Bank to Chinese Takeaway at Unit 5A, Rosemount Shopping Centre, Marian Road, Rathfarnham. Signed: J. Tsang
..... Planning Notice (Evening Herald) 1 Copy
..... Covering Letter
..... Cheque for planning fee

16. Gross floor space of proposed development (See back) 61.66 Sq. m.

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

Fee Payable £ 147.91 Basis of Calculation 61.66 X £ 1.75 plus £40.00 for Shopfront
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) *John Tsang* Date 14/6/91

Application Type **P** FOR OFFICE USE ONLY

Register Reference **91A 0989**

Amount Received £ **2.4.0**

Receipt No

Date

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the 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.

COMAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1

Issue of this receipt is not an

CHEQUE N 41258

Received this day of 19

from

the sum of Pounds

Pence being

S. CAREY
Principal Officer

BREEN
KELLY
ARCHITECTS

Bloom House, ~~78 Eccles Street, Dublin 7~~ Tel: 01-202899 Fax: 01-202899
15, Mountjoy Square, Dublin 1. 744133 744697

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



Date : 10th June, 1991
Ref. : 114/91
Re. : Change of use from Bank to chinese takeaway of
Unit 5A, Rosemount Shopping Centre, Rathfarnham.
and new shop front.

17 JUN 91

Dear Sir/Madam,

On behalf of our Client, Mr. J. Tsang we wish to apply for
Planning Permission for the above proposed project.

In support of this application, we enclose the following drawings
and documentation:

Drawing No. 114/91/01	4	copies
Planning Notice (Evening Herald 11/6/91)	1	copy
Completed Planning Form	1	copy
Cheque for planning fees in the amount of	£ 147.91	

Our client proposes the conversion of this premises to a takeaway restaurant. Our client's family operate several similar high quality restaurants in the Dublin city and county area. Our clients wishes to stress that the premises will be fitted out and operated to the highest standards and will meet or exceed standards/requirements specified by the local health inspector with whom we have consulted fully. In view of the straight forward nature of this application we look forward to your earliest favourable convenient decision on this application.

Yours faithfully,

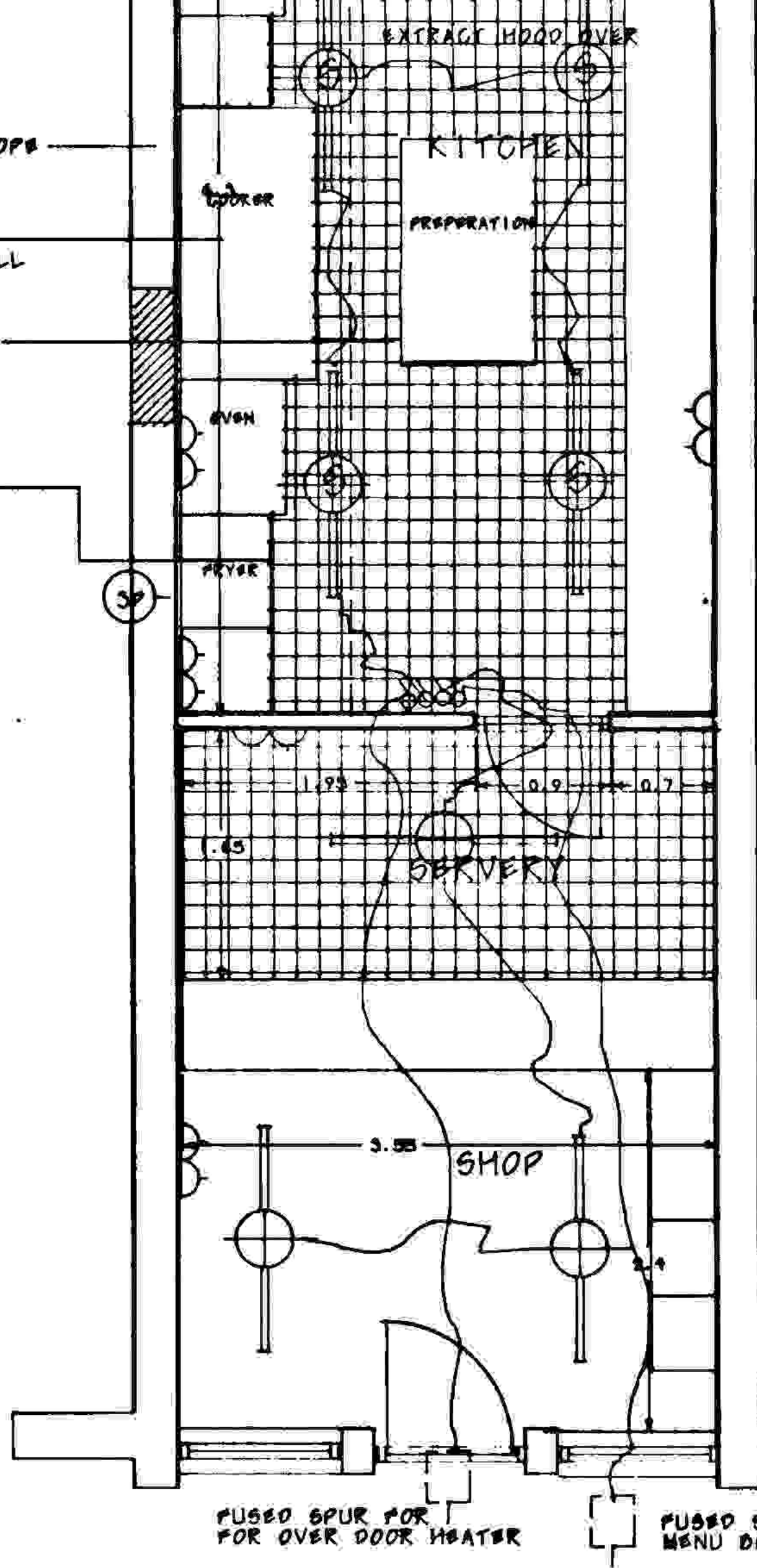

Caroline Campion,
BREEN, KELLY ARCHITECTS.

BLOCK UP EXISTING DOOR OPS

TILE WALLS WITHOUT 6/8
SLASHBACK IN KITCHEN FULL
TO CEILING

QUARRY FLOOR TILES WITH
GORED SKIRTING

3 PHASE POWER FOR DEEP
FAT FRYER



FLOOR PLAN