

PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL  
IRISH LIFE CENTRE

18th July 1991

*M. Gelow*  
~~J. Bird,~~  
Senior Planner.

*Noted as*  
*Noted*  
*19/7/91*

RE: NEW SHOP FRONT.

LOCATION: Gemini Stationery Church View, Main Street,  
Lucan

LODGED: 24/June/1991

REF: 91A/1004

ZONING: 1983 Development Plan C1 and Conservation Area.  
1991 Draft Proposal C2. To protect and enhance  
the special physical and social character of  
town and village centres and Conservation  
Area.

SITE  
INSPECTION: 11/7/91 work commenced.

PROPOSAL:

Permission is sought for a new shop front at Church View Main Street, Lucan. This is within the Conservation Area. The shop front proposed is of a traditional idiom which from the lodged drawings is an improvement in visual terms on the previous shop front. (The shop front had been erected although no signage had been affixed).

In the shop front erected the fascia board projects out from the external wall and effectively forms the shutter box. This is not acceptable for a traditional shop front within a conservation area. The fascia board should be relatively flush with the building line. The shutter box and security screen, should preferably be located to the rear of the window display, but if this is not possible to the rear of the window i.e. inside the window and the shutter box located behind the fascia board but inside the window.

The timber shop front should be painted in an appropriate colour - this can be agreed by condition. The lettering on the fascia board is not indicated but this should be either hand painted script or individual letters of appropriate material, scale and colour. Illumination is not indicated and should be included in the condition, re the fascia lettering i.e. that this is to be agreed prior to the opening of the

premises or else no illumination to be provided and conditioned as such.

While this application is effectively for a retention (Note: and does not state this) it is felt that these conditions should be inserted to ensure that the applicant is aware of the requirements of the Planning Department and that the development does not act as an undesirable precedent.

G. McKeown  
G. MCKEOWN,  
EXECUTIVE PLANNER.

GMCK/JO'M.

91A/1044

CERTIFICATE NO: 25746

New Shopfront  
Stationary, Church View, Main Street, Lucan  
G. Keane

1	2	3	4	5	6	7
Dwellings/Area Length/Struct	RATE	AMT. OF FEE RES.	AMOUNT LOGGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO.
Dwellings	2332					
	2318					
	2304					
	2290					
	2276					
	2262					
	2248					
	2234					
	2220					
	2206					
	2192					
	2178					
	2164					
	2150					
	2136					
	2122					
	2108					
	2094					
	2080					
	2066					
	2052					
	2038					
	2024					
	2010					
	1996					
	1982					
	1968					
	1954					
	1940					
	1926					
	1912					
	1898					
	1884					
	1870					
	1856					
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	120					
	106					
	92					
	78					
	64					
	50					
	36					
	22					
	8					

1/10 / 1/10

Books 1, 2, 3, 4, 5, 6 & 7 Enclosed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Books 1, 2, 3, 4, 5, 6 & 7 Enclosed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Books 1, 2, 3, 4, 5, 6 & 7 Enclosed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Books 1, 2, 3, 4, 5, 6 & 7 Enclosed Signed: \_\_\_\_\_ Date: \_\_\_\_\_

7/6/91

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER/STREETS

AREA OF SITE:

PRECISE AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S OFFICE NO: 17 /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed new shop front at Gemini Stationery, Church View, Main Street, Lucan for G. Kearns.

D. McCarthy & co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

Reg. Ref. 91A/1044  
App. Recd: 24.06.91  
Floor Area:  
Site Area:  
Zoning:

Report of the Dublin Planning Officer, dated 14 August 1991

This is an application for PERMISSION to erect a new shop front at Gemini Stationery, Churchview, Lucan for G. Kearns.

The proposed site is located to the south of Main Street in an area zoned C1 "to provide for local/neighbourhood centre facilities in accordance with approved action area plans". The proposed site is also located within the Lucan Conservation Area.

Reg. Ref. No. ZA.951 refers to a grant of planning permission for change of use from library to 2 shop units with office accommodation over at Churchview, Main Street.

The current application provides for the erection of a new shop front in a traditional design. This site was inspected on 09.08.91 and the proposed shop front (including signage) has substantially been erected. An additional sign has been erected at first-floor level. This is not shown on drawings lodged.

While the proposed shop front represents an improvement on the original shop front at this location (as indicated on drawings lodged). It is considered to be unacceptable in a number of respects.

The proposed development provides for a shop front which is out of scale with the existing building. The fascia board extends out from the external walls and incorporates a shutter box for external shuttering which is undesirable in a conservation area. The proposed development also provides for large and bulky brackets at either end of the fascia board which are considered unacceptable.

A simple shop front which is finished with the external walls at the existing building is more appropriate in the conservation area. Therefore, notwithstanding the fact that the shop front has been erected (without permission), I recommend that additional information be requested from the applicant.

Over ....

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed new shop front at Gemini Stationery, Church View, Main Street, Lucan for G. Kearns.

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

1. Lodged plans provide for the erection of a new shop front at Gemini Stationery, Churchview, Main Street, Lucan. Recent inspections have established that work on site has been substantially completed including an additional sign at first-floor level not shown on the lodged drawings. Applicant is requested to indicate proposals they may have to remedy this defect in ~~the~~ application including the defect in the public notice.

**NOTE:** Applicants are advised that the property is located within the Lucan Conservation Area and they are requested to consult with the Planning Authority before submitting additional information. In this regard, it is desirable that the shop front, including fascias and soffits for shuttering should not extend beyond the front building line.

(MG/AC)

Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

Order:- I direct that **ADDITIONAL INFORMATION** be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 22 August, 1991.

  
APPROVED OFFICER

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

D. McCarthy & Co.,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.

Reg. Ref. No. 91A/1044

22 August 1991

Re: Proposed new shop front at Gemini Stationery, Church  
View, Main Street, Lucan for G. Kearns.

Dear Sirs,

With reference to your planning application, received here on 24th June, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1990, the following additional information must be submitted in quadruplicate:-

1. Lodged plans provide for the erection of a new shop front at Gemini Stationery, Churchview, Main Street, Lucan. Recent inspections have established that work on site has been substantially completed including an additional sign at first-floor level not shown on the lodged drawings. Applicant is requested to indicate proposals they may have to remedy this defect in the application including the defect in the public notice.

NOTE: Applicants are advised that the property is located within the Lucan Conservation Area and they are requested to consult with the Planning Authority before submitting additional information. In this regard, it is desirable that the shop front, including fascias and soffits for shuttering should not extend beyond the front building line.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
for Principal Officer.

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/1044

Date : 25th June 1991

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

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Dear Sir/Madam,

DEVELOPMENT : New shop front

LOCATION : Gemini Stationery, Church View, Main Street, Lucan

APPLICANT : G. Kearns

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 24th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Mr D. McCarthy & Co.,  
Consulting Engineers,  
Lynwood House,  
Ballinteer Road,  
Dublin 16.





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 GEMINI STATIONERY, CHURCH VIEW,  
(If none, give description sufficient to identify) MAIN ST, LUCAN.

3. Name of applicant (Principal not Agent) MR. G. KEARNS, GEMINI STATIONERY,  
Address CHURCH VIEW, MAIN ST, LUCAN. Tel. No. \_\_\_\_\_

4. Name and address of D.H. CARTHY & CO. CONSULTING ENGINEERS  
person or firm responsible for preparation of drawings LYNWOOD HOUSE, BALLINTEELER, D16. Tel. No. 988244 / 984147.

5. Name and address to which notifications should be sent AS IN # ABOVE. DYE LBY

6. Brief description of proposed development NEW SHOPFRONT. (TIMBER FINISH)

7. Method of drainage N/A 8. Source of Water Supply N/A

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. N/A  
(b) Proposed use of each floor N/A

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 \_\_\_\_\_ Sq. m.  
(b) Floor area of proposed development N/A Sq. m.  
(c) Floor area of buildings proposed to be retained within site N/A Sq. m.

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

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

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
WHERE APPLICABLE.

15. List of documents enclosed with application. 4 COPIES OF SITE LOCATION MAP DUBLIN 17-6  
4 COPIES OF DRAWING NO. S273/2  
COPY PUBLIC NOTICE IRISH PRESS 14/06/91.

16. Gross floor space of proposed development (See back) N/A Sq. m.

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

Fee Payable £ 40 Basis of Calculation \_\_\_\_\_  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Brian O'Shaney Date 14/06/91

Application Type P. FOR OFFICE USE ONLY

Register Reference 91A/1044

Amount Received £ 17-6

Receipt No \_\_\_\_\_

Date \_\_\_\_\_

24/6 1.8.0

Irish Press  
14/6/91

COMHAIRLE CHONTAE ÁTHA CHATH

PAY BY

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1

CASH

CHEQUE

M.O.

B.L.

I.T.

Issue of this receipt is not an acknowledgment that the fee referred to is the prescribed application fee.

N 41331

£40.00

Received this 24th day of June 1991

from Gemini Stationers  
Chesham View, Main Street, Lurgan

the sum of forty Pounds

Pence, being 00/00 pence

application at above

Michael O'Hara Cashier



S. CAREY  
Principal Officer

Class

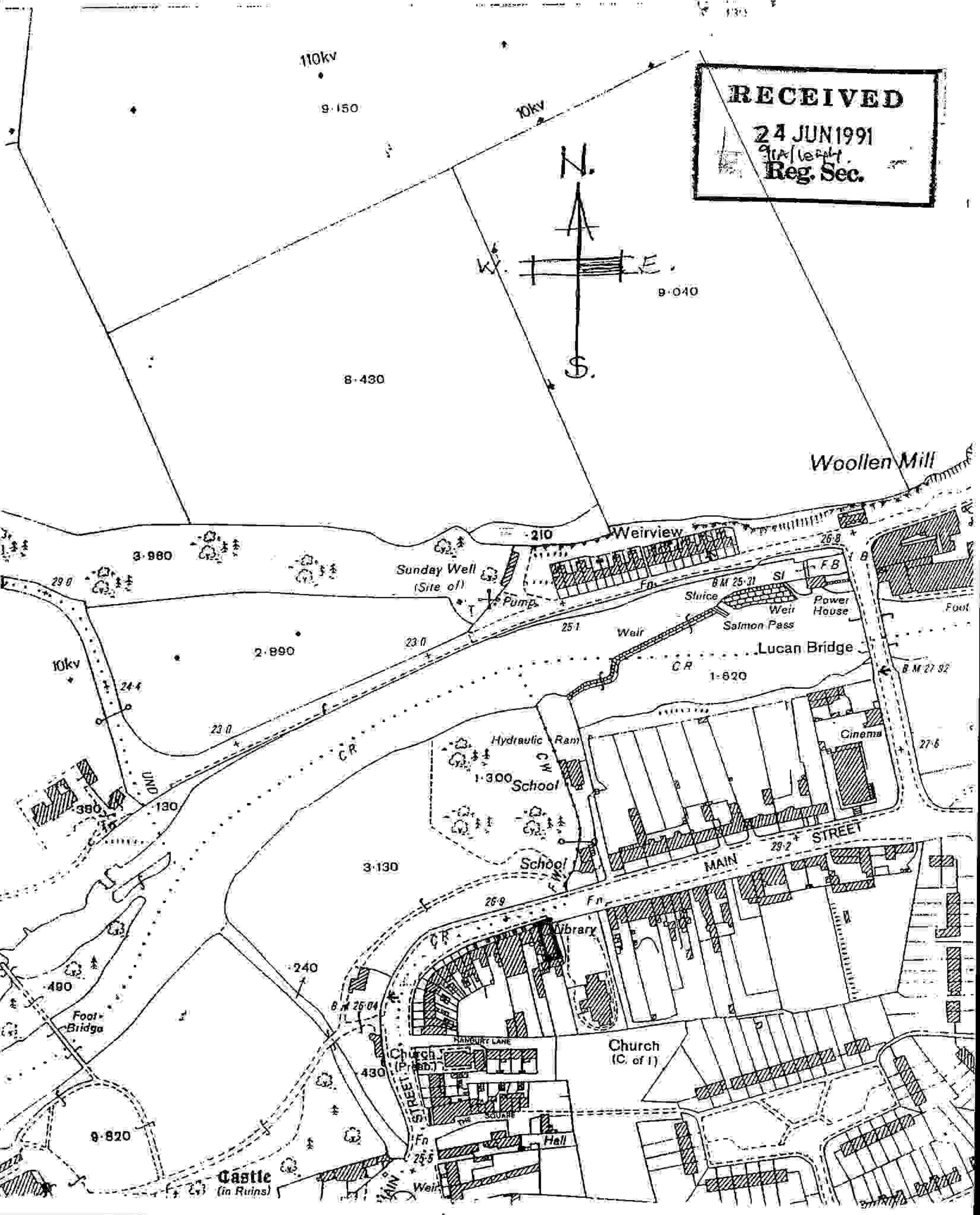
DUBLIN 17-6.

SCALE 1:2500.

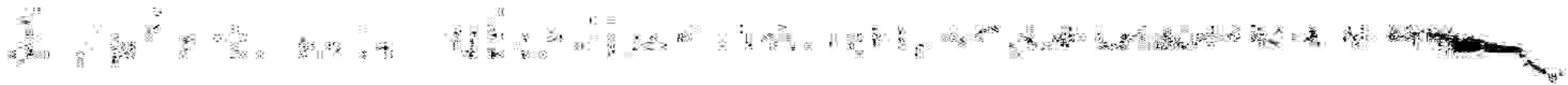
# SITE LOCATION MAP

D. Mc CARTHY & Co. CONSULTING ENGINEERS LYNWOOD HOUSE LARAGH CO. DU.  
1752

**RECEIVED**  
24 JUN 1991  
91A/1644  
Reg. Sec.



# **EXISTING FRONT ELEVATION.**



existing ground

