

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/608

Letter No.: 270

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

D. Synott,  
289 Beech Park,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax.: (01) 724896

14 June 1991


Re: Retention of use of doctors surgery at 171 Beech Park, Lucan for G. Hayes.

Date of decision to refuse permission 12th June, 1991 subject to 2 reasons.

Dear Sir/Madam,

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Yours faithfully,

  
for Principal Officer.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/608

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 304

P.J. & B.E. Kinsella,  
172 Beech Park,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax.: (01) 724896

14 June 1991


Re: Retention of use of doctors surgery at 171 Beech Park, Lucan for G. Hayes.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0608

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 319

William Doyle,  
170 Beechpark,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax.: (01) 724896

14 June 1991


Re: Retention of use of doctors surgery at 171 Beech Park, Lucan for G. Hayes.

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Lower Abbey St.,  
Dublin 1.

Letter No.: 333

D. Synnott,  
280 Beech Park,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax: (01) 724896

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0608

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 335

Frank O'Brien,  
293 Beech Park,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax.: (01) 724896

14 June 1991

Re: Retention of use of doctors surgery at 171 Beech Park, Lucan for G. Hayes.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0608

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 371

Cecilia Murphy,  
169 Beech Park,  
Lucan,

Tel.: (01) 724755  
Fax.: (01) 724896

14 June 1991


Re: Retention of use of doctors surgery at 171 Beech Park, Lucan for G. Hayes.

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COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/608

Letter No.: 273

E.M. O'Connell,  
281 Beech Park,  
Lucan,  
Co. Dublin.

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Tel.: (01) 724755  
Fax.: (01) 724896

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Register Reference No.: 91A/608

Planning Department,  
Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 272

G. Butler,  
10 Devoy Road,  
Inchicore,  
Dublin 8.

Tel.: (01) 724755  
Fax.: (01) 724896

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Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 335

David Devine,  
295 Beech Park,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax.: (01) 724896

14 June 1991

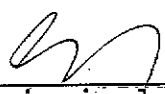
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Block 2, Irish Life Centre  
Lower Abbey St.,  
Dublin 1.

Letter No.: 333

Mr. Quinn,  
236 Beech Park,  
Lucan,  
Co. Dublin.

Tel.: (01) 724755  
Fax: (01) 724896

14 June 1991


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281 Beech Park,  
Lucan,  
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14 June 1991

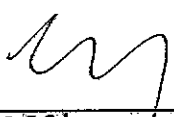
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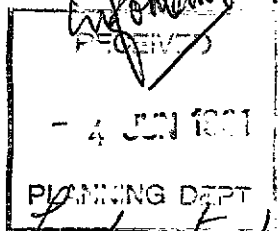
  
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# OBJECTOR

91A/0608 Com to 169 Beech Park  
Lucan  
Co Dublin  
26th May '11



Re ~~lands at~~ 171 Beech Park.

04 JUN 81

Dear Sir

6/6

I am seeking rejection of the planning application re above. My late husband - myself bought the house in a absolutely residential area.

I am objecting on the basis that there is an invasion of privacy. On two occasions recently I answered my door and the people proceeded to walk into my hall mistaking my house for the doctors. I pointed out to these people that ~~was~~ there was a sign outside the surgery. There are cars parked outside my house with people sitting in them waiting for patients observing all movements of my family and myself.

I feel this surgery is most  
unsuitable in the middle of a  
residential road.

yours faithfully  
Lucie Wren

BJECTOR

91A/0608

385

pl

Beech Park,

Lucan,

Co. Dublin

16th May 1991

OBJECT

22 May 24/5

Re. Planning Application Ref. 91A/608

We the undersigned object to the use of the above address as a surgery for the following reasons.

There is already a well established medical centre nearby.

The location is unsuitable for use as a surgery.

The keeping of drugs and medication on the premises will cause problems, especially as the premises may not be occupied overnight.

It is attracting strangers to the area.

Parking of cars is causing obstruction in the area and danger to local road users.

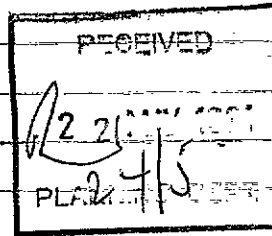
Frank O'Brien

293 Beech Park

David Devine

295 BEECH PARK.

Principal officer,  
Planning Office,  
Ln. Abbey St.  
Dublin.



22 MAY 91

Planning Application Reg. Ref. 91A/608.  
Re. 171, Beechpark Lucan Co Dublin

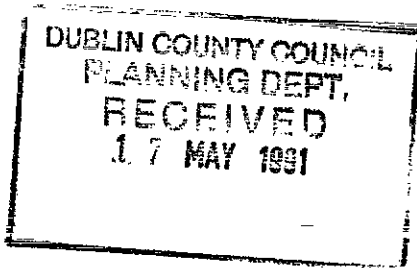
OBJECT

Dear Sir,

We the undersigned wish to object to planning application for retention of a surgery at the above premises for the following reasons.

1. This estate was designated as absolutely Residential
2. The existence of a surgery will devalue the houses in the area because of lack of privacy and major nuisance of extra parked cars, causing danger to children playing in the area.
3. The increase of strangers both in cars and on foot make the recently introduced neighbourhood watch scheme irrelevant, as it is not possible to know which people are attending the surgery or not.
4. The existence of this surgery increases the danger of burglaries thieves seeking drugs.

DSymon 280 Beech Park Lucan Co DUBLIN  
 M. Quinn 236 Beech Park Lucan do  
 P. McNamee 88 Beech Grove Lucan do  
 Sidney Keane 135 Beech Park Lucan do  
 Gerard O'Connell 281 Beech Park Lucan do



91A/608

319

170 Beechpark  
Lucan,  
Co. Dublin

PK

Principal Officer  
Planning Department  
1r. Abbey Street.  
Dublin



OBJEC

Planning Application Request Ref. 91A/608  
Re. 171 Beechpark Lucan

Dear Sir,

I am seeking a rejection of the planning application for retention of a surgery at the above address for the following reasons.

1. As a family we bought our house some years ago based on all houses in the immediate area being absolutely residential.

The applicant seeking retention of an illegal surgery must surely have bought for a similar reason. Due to the illegal usage of a portion of the house the living standards and space enjoyed by this household in the past must have diminished, therefore we must presume that the applicant will purchase another dwelling eventually and we will be left with a development that we as immediate families do not want.

2. On a daily basis we open our door and we come face to face with strangers knocking at 171 Beechpark thereby causing acute embarrassment and a major invasion of privacy. This situation would cease if this surgery was not there.
3. People come in cars to this location, park and sit waiting for their friends or relations to come out of the surgery. These strangers can observe the movements of all residents living in the vicinity and because of the surgery it is impossible to identify whether these people are bona fide or lawbreakers, and renders the Neighbourhood Watch scheme useless. These extra parked cars are a major nuisance, a safety hazard for children who play in the area and passing motorists have to take evasive action to avoid serious accidents.
4. The existence of this surgery has attracted extra traffic both pedestrian and vehicular that would not normally have any reason to enter the neighbourhood.
5. Due to the existence of this illegal surgery, I have been advised that the houses in the immediate vicinity of the surgery would be devalued, because of lack of privacy with all the strangers visiting the premises.

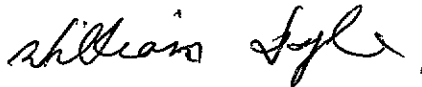
Contd./-



6. There is also a risk that this surgery will attract house breakers (Burglars) seeking supplies of drugs.
7. We feel that there are sufficient doctors serving our area, as there is already a large Medical Centre in the area which has been in existence for many years.

We urge you to reject this application and retain the area as 'residential'.

Yours sincerely



William Doyle.

15.5.91

91A/608

304

172, Beech Park  
Lucan  
Co. Dublin

13.5.91

**OBJECTOR**

Dear Sir  
I refer to your letter of 7 May informing us of a Planning Application Reg. Ref 91A/608 for a doctors surgery at 171, Beech Park Lucan.

We would like to lodge an objection, + give the following reasons to our objection

We bought our house + lands as a private residence, + that

this applied to all of Beech Park. We therefore have no wish to live next to a business premises.

Our house is only 4ft 8ins from 171, Beech Park with a 2ft boundary wall from front to side of our house + a 4ft boundary wall at the back. So we are very concerned about our safety, security, + the invasion of our privacy.

The use as a doctors surgery has led to an

increase in car traffic + parking problems during surgery hours. The gateway at 171, Beech Park has been widened to allow patients to enter when a car is parked in the drive way. The gates have never been replaced, + this leads to the local children playing in the front garden (which has been concreted over) when the doctor is away.

If this planning application is granted there is nothing to stop the house been converted to a group practice, therefore

It is no longer a private  
residence but a business  
premises.

Yours faithfully,

P. J. & B. E. Kussetta.

Enf. No. 7682

91A/608

ENFORCEMENT SECTION  
PLANNING DEPARTMENT  
DUBLIN COUNTY COUNCIL

(270) (271) (272) (273)  
(274) (275) (276)

TO: V. Healy  
SENIOR STAFF OFFICER  
DEVELOPMENT CONTROL SECTION  
DUBLIN COUNTY COUNCIL:

RE: Reg.Ref. No. 91A/608 Lodged 17.4.91  
Site: 171 Beech Park, Lucan.

The person(s) listed hereunder has/have lodged a complaint in respect of the unauthorised development/use of this site, for which there is a current planning application. Please arrange for a notification of the outcome of the planning application to be forwarded:-

NAME	ADDRESS
(270) Daniel Synnott	289 Beech Park, Lucan
(271) F. O'Brien	293 Beech Park, "
(272) George Butler	10 Devoy Road, Inchicore, D.8
(273) E.M. O'Connell	281 Beech Park, Lucan.
(274) Cecilia Murphy	169 Beech Park, "
(275) William Doyle	170 Beech Park, Lucan
(276) P.J. + B.E. Kinsella	172 Beech Park, Lucan.

REF: 91/12/003  
 PROPOSAL: Retention of doctors surgery & use of living room as waiting room  
 LOCATION: 171 Beechpark, Lucas  
 APPLICANT: Dr Garrett Hayes

1	2	3	4	5	6	7
Dwellings/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REQ.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	££32					
	££16					
	££300 per sq ft £1000000 OF ROOMS 1000000					
retained 35.70m <sup>2</sup>	££11.75 per sq ft 1000000	63	62.47	53 <sup>p</sup>		Not Sought
x .1 hect.	££25 per sq ft 1000000					
x .1 hect.	££25 per sq ft 1000000					
x .1 hect.	££15 per sq ft 1000000					
x retained	££12 per sq ft 1000000					
x 1,000m <sup>2</sup>	££25 per sq ft 1000000					
x .1 hect.	££5 per sq ft 1000000					

Column 1 Certified: Signed: [Signature] DHE Date: 23/11/91  
 Column 1 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_  
 Columns 2,3,4,5,6 & 7 Certified Signed: Mo. Ha A Grade: 0/5 Date: 23/11  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: \_\_\_\_\_ Grade: \_\_\_\_\_ Date: \_\_\_\_\_

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1962

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/608

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 385 FT<sup>2</sup>

MEASURED BY:

JY  
23/4/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



APPEALS DECISIONS - CHECK LIST

215

No  
Financial  
Conditions

REG. REF. NO.

91A-608

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS	✓
5	PUT ON LIST FOR MARY/LAURA (weekly List)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
7	ENTERED IN DATABASE	
Copy to P.K.		

P/5762/91

PL 6/5/86140

FINANCIAL CONTRIBUTION :-		
AMOUNT € NIL		
F	NOT	CONDITIONED

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/608

APPEAL by Garrett Hayes of 171 Beech Park, Lucan, County Dublin against the decision made on the 12th day of June, 1991 by the Council of the County of Dublin to refuse permission for the continuance of use of part of domestic residence as a doctor's surgery at 171 Beech Park, 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 continuance of the said use in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

FIRST SCHEDULE

It is considered that, subject to compliance with the condition set out in the Second Schedule hereto, the continuance of the use would not seriously injure the residential amenities of the area.

SECOND SCHEDULE

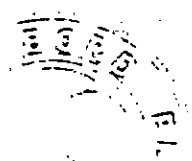
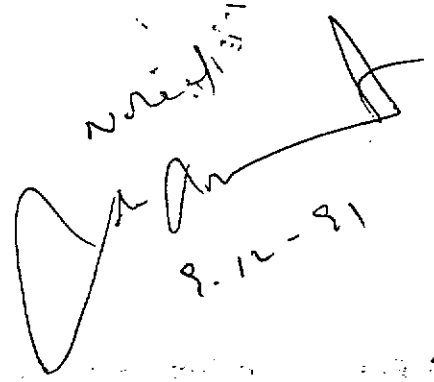
The remainder of the house shall be used exclusively for domestic purposes and the use of part of the premises as a doctor's surgery shall continue only as long as the applicant is resident at this address. In the event of the applicant ceasing to reside at this address the entire premises shall revert to domestic residential use.

Reason: To safeguard the residential amenities of the area.

*Dorothy A. Murphy*

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

Dated this 19<sup>th</sup> day of November, 1991.

  
*Wright*  
  
 9.12.91

COMHAIRLE CHONTAE ATHA CLIATH

*A. J. J. J.*

TO: N. Prendergast,  
S.E.D.C.

REG. REF. 91A/608

RE: Retention of use of doctors surgery at 171 Beech Park, Lucan for  
G. Hayes.

I attach for your observations memo/letter dated 16th August, 1991 from An Bord Pleanala.

Please reply before: 12th September

S.  
for Principal Officer

DATED: 28 August 1991

OBSERVATIONS:

*No further comments at this time*

*[Handwritten scribbles and marks in the observation section]*

Signature of person making observations: \_\_\_\_\_

Countersigned: \_\_\_\_\_

*[Signature]*  
(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



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

An Bord Pleanála,  
Floor 3,  
Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Our Ref: 91A/608

Your Ref: PL6/5/86140

Date: 1991

RE: Retention of use of Doctors surgery at 171 Beech Park,  
Lucan for G. Hayes.

Dear Sir/Madam,

I refer to your letter dated 16th August, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 12th June, 1991.

Yours faithfully,

\_\_\_\_\_  
for Principal Officer.

*Decision made*

COMHAIRLE CHONTAE ATHA CLIATH

*Agreed*

TO: N. Prendergast,  
S.E.D.C.

REG. REF. 91A/0608

RE: Retention of use of doctors surgery at 171 Beech Park, Lucan for  
G. Hayes.

I attach for your observations memo/letter dated 29th July, 1991; 7th August, 1991 from An Bord Pleanala.

Please reply before: 6th September

S  
for Principal Officer

DATED: 22 August 1991

OBSERVATIONS:

*Same as response to letter of 28/6/91*

~~Factor of~~

Signature of person  
making observations: \_\_\_\_\_

Countersigned: \_\_\_\_\_

*28/8*  
(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_



COMHAIRLE CHONTAE ATHA CLIATH

*Appleby*

TO: N. Prendergast,  
S.E.D.C.

REG. REF. 91A/608

RE: Retention of use of doctors surgery at 171 Beech Park, Lucan for  
G. Hayes.

I attach for your observations memo/letter dated 28th June, 1991 from An Bord Pleanala.

Please reply before: 2nd August, 1991

*SMC*  
for Principal Officer

DATED: 19 July 1991

OBSERVATIONS:

*No further comment at this time*  
*Not issued.*

Signature of person  
making observations: \_\_\_\_\_

Countersigned: \_\_\_\_\_

*WHL*  
(S.E.D.C.)

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

*19/7*

P/2570/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0608

Date Received : 17th April 1991

Correspondence : Mr B. Drinan, Architect,  
Name and : 61 Oaklands Park,  
Address : Ballsbridge,  
Dublin 4.

Development : Retention of use of doctors surgery

Location : 171 Beech Park, Lucan

Applicant : G. Hayes

App. Type : Permission

Zoning : A

(MG/BB)

Report of Dublin Planning Officer dated 31st May, 1991.

This is an application for permission for the retention of a doctor's surgery at 171 Beechpark, Lucan, Co. Dublin for G. Hayes.

No. 171, Beechpark is a semi detached two storey house with a floor area of 134 sq. metres (stated). It is located in an established residential area which is zoned 'A' "to protect and/or improve residential amenity".

A use such as a doctor's surgery is open for consideration in such a zone.

The current application provides for the retention of use of the existing doctor's surgery at No. 171 Beechpark. Lodged plans provide for the use of a ground floor 'playroom' as a surgery. An existing ground floor dining room is to be used as a waiting room during surgery hours. The applicants states in correspondence submitted with the application that the remainder of the house will be retained for domestic use. The dining room will be used for domestic purposes when not in use as a waiting room

There have been several objections to the proposed development. These are from local residents concerned that the proposed development would lead, inter alia, to:- (1) an increase in traffic (2) loss of privacy (3) devaluation of property. These objections have been noted.

Roads Department reports no objection subject to 2 car parking spaces being provided. Report states that this may require the removal of the boundary wall - this would be unacceptable.

It is noted that there is an existing medical centre nearby (used by 2 no. doctors) close to the entrance of Lucan Heights.

7



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref.: 91A-0608

Page No: 0002

Location: 171, Beech Park, Lucan.

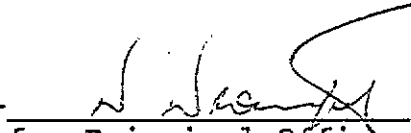
With regard to the subject premises the applicant does not state whether it is to be occupied by one or more doctors. On site inspection it was noted that there was only 1 doctors nameplate attached to the building. An additional sign indicates surgery time as follows:- Monday - Friday 9.30 - 11 a. m.; Monday - Tuesday 2 - 3 p. m.; Monday - Thursday 6 - 7 p. m.; Friday 3 - 5 and Saturday 10 - 11 a. m.

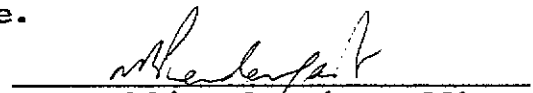
The development is inconsistent with the provisions included in the Development Plan.

I recommend that a decision to REFUSE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following ( 2 ) Reasons:-

1. The development is located in a residential estate of single family dwelling units. The particular site of the development is very limited in that the open space areas attaching to it are only sufficient to provide for the needs of the residential occupants of the house. Satisfactory off-street car parking facilities cannot be provided for within the development, thereby leading to on-street car parking and serious traffic congestion. Accordingly, it is considered that the development would seriously injure the amenities and depreciate the value of property in the area.
2. While it is recognised that there may be a need in residential areas to have medical practices it is considered that due to the limitations of the house and its environs that this particular site is inadequate for that purpose.

Endorsed:-

  
for Principal Officer

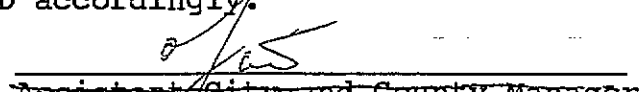
  
For Dublin Planning Officer

Order:-

Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE PERMISSION for the above proposal is hereby made by the Council for the ( 2 ) reasons set out above and PERMISSION is REFUSED accordingly.

Dated:

12 June, 1991.

  
Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th April, 1991.

12th June

13 MAY 1991

DUBLIN COUNTY COUNCIL

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 14.4.91 .....  
Time .....

REG. REF: 91A/608.  
LOCATION: 171 Beech Park, Lucan.  
APPLICANT: G. Hayes.  
PROPOSAL: Ret. of use of doctors surgery.  
DATE LODGED: 17.4.91.

---

No Roads objection subject to 2 car parking spaces being provided on site. This may require the removal of front boundary wall.

TR/BMcC  
6.5.91.

SIGNED: *J. Hayes*  
DATE: 6/5/91

ENDORSED: *C. J. K.*  
DATE: 6/5/91

Register Reference : 91A/0608

Date : 29th April 1991

Development : Retention of use of doctors surgery

LOCATION : 171 Beech Park, Lucan

Applicant : G. Hayes

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 17th April 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 Galvin*

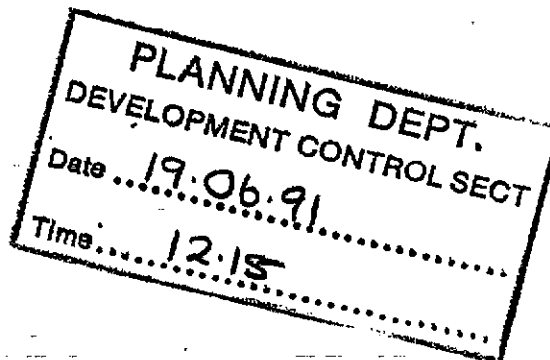
PRINCIPAL OFFICER

*No objection to this proposal.*

*for* *Ma Derine*  
*John O'Reilly*

SUPER. ENVIRON. HEALTH OFFICER,  
33 GARDINER PLACE,  
DUBLIN 1.

*17/6/91*



M Galvin

SS + CMO

Ⓟ

Register Reference : 91A/0608

Date : 29th April 1991

Development : Retention of use of doctors surgery

LOCATION : 171 Beech Park, Lucan

Applicant : G. Hayes

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 17th April 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 Tobin*

PRINCIPAL OFFICER

DUBLIN Co. COUNCIL  
- 2 MAY 1991  
SAN St.

Date received in Sanitary Services .....

FOUL SEWER

*Available - existing system*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date *11.06.91*  
Time *3.15*

SURFACE WATER

*Available - existing system.*

*J. R. Sullivan 29/5/91*

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

DUBLIN CO. COUNCIL  
SANITARY SERVICES  
10 JUN 1991  
Returned *[Signature]*

*J.R.  
30/5/91*

*Filed.*

Register Reference : 91A/0608

Date : 29th April 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY... Available from existing supply.  
Supply to be metered. J. Lofhus. 3/5/91.  
B. M. K. 8/5/91

.....  
ENDORSED [Signature] DATE 30/5/91

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date .....

*Mg.*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/608.

LOCATION: 171 Beech Park, Lucan.

APPLICANT: G. Hayes.

PROPOSAL: Ret. of use of doctors surgery.

DATE LODGED: 17.4.91.

---

No Roads objection subject to 2 car parking spaces being provided on site. This may require the removal of front boundary wall.

PLANNING DEPT.  
 DEVELOPMENT CONTROL SEC.  
 Date ..... 08/05/91 .....  
 Time ..... 9.30 A.M. ....

TR/2017  
6.5.91

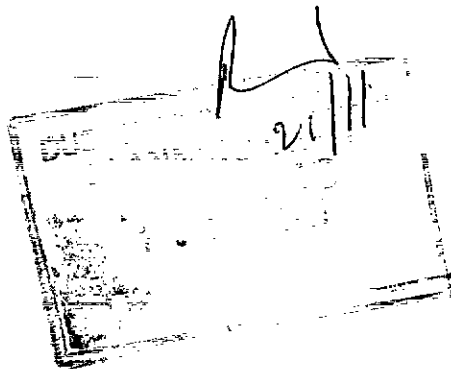
SIGNED: *Jana Hayes*  
 DATE: *6/5/91*

ENDORSED: *CFK*  
 DATE: *6/5/91*

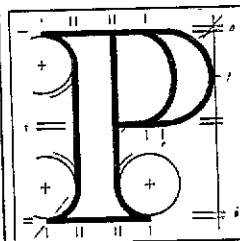
Our Ref: PL 6/5/86140  
K.A. Ref: 91A/608

Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 19 NOV 1991



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Appeal re: Continuance of use of part of domestic residence as a doctor's surgery at 171 Beech Park, Lucan, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

Miriam Baxter.

Encl.

BP 352



AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/608

**APPEAL** by Garrett Hayes of 171 Beech Park, Lucan, County Dublin against the decision made on the 12th day of June, 1991 by the Council of the County of Dublin to refuse permission for the continuance of use of part of domestic residence as a doctor's surgery at 171 Beech Park, 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 continuance of the said use in accordance with the said plans and particulars, subject to the condition specified in the Second Schedule hereto, the reason for the imposition of the said condition being as set out in the said Second Schedule and the said permission is hereby granted subject to the said condition.

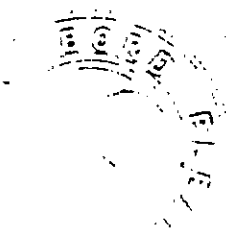
FIRST SCHEDULE

It is considered that, subject to compliance with the condition set out in the Second Schedule hereto, the continuance of the use would not seriously injure the residential amenities of the area.

SECOND SCHEDULE

The remainder of the house shall be used exclusively for domestic purposes and the use of part of the premises as a doctor's surgery shall continue only as long as the applicant is resident at this address. In the event of the applicant ceasing to reside at this address the entire premises shall revert to domestic residential use.

**Reason:** To safeguard the residential amenities of the area.



*Donaghy A. Murphy*

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

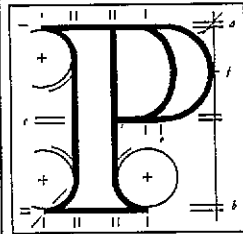
Dated this 19<sup>th</sup> day of November, 1991.



Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

*Revd*  
15/10

*pk*  
An Bord Pleanála



The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 11th October 1991.

Appeal re: Retention of use of doctor's surgery at 171  
Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary for  
you to furnish any comments on the correspondence, you  
may do so if you wish. Any such comments should be  
forwarded within fourteen days from the date of this  
letter to ensure that they will be taken into  
consideration in the determination of the appeal.

Please quote the above appeal reference number in any  
further correspondence

Yours sincerely,

*Suzanne Lacey*  
Suzanne Lacey

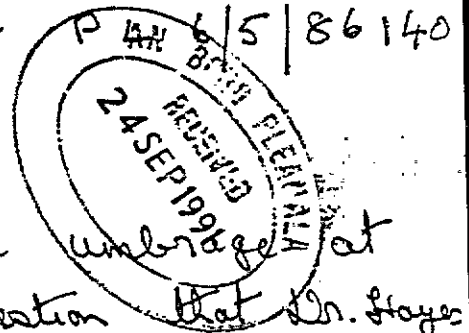
DEVELOPMENT  
15 OCT 1991  
CONTROL

11 OCT 91

BP 553A

142, Beech Park  
Lucan,  
CO. Dublin  
22. 9. '91.

P.A. Reg. Ref. 91A/608



Dear Ms. Lacey,  
I

take umbrage at  
Dr. J. Heany suggestion that Dr. Hayes  
is been harassed by his neighbours  
Dr. Hayes feels he has a right  
to seek planning permission to  
practice from his house, it is also  
our right to object against it.  
This is the law & not harassment.  
The fact that Dr. J. Heany saw no  
cars parked outside the Surgery  
holds no water as the people  
who live here know better.

II

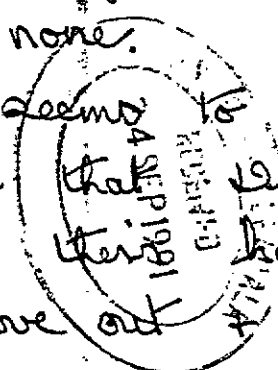
What the general practice is in the U.S.A + Canada has no bearing on our right to object.

Dr. Hayes bought his house in a residential area to live in + now wants to run a business from the house is a dual purpose.

We also bought our house as a family home in 1972 when the houses were built because we did not want to live next to any business.

Dr. Hayes has a choice + we have none.

It seems to be the general practice that Dr's. who open a practice in their house when established, move out + turn the



III

house into a total practice or group practice.

This is not an unsubstantiated assertion, as all of the practices in Lucan that operate from houses in residential estates do not have a resident Dr. They may live in Lucan, but when established they moved out & bought homes in other residential areas.

Dr. Hayes suggests that many businesses are conducted in the estate. There is no other house in Beech Park that displays a sign illuminated or otherwise to suggest this. The shop at 189A Beech Park was built with

IV

full planning permission when the estate was built with sufficient parking facilities. The residents who bought their houses knew of this when they bought their houses.

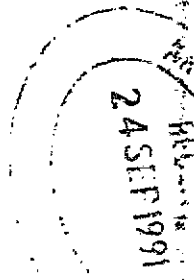
We have always had a traffic + parking problem in the estate. At one stage ramps + bollards across the Rd. at 175 Beech Park were considered. This was rejected due to the delivery of essential services + the Co. Council thought it would be dangerous.

In view of the fact that we bought our house + lands

12

with Planning Permission for  
use as a Single Family  
dwelling, we do not feel that  
we are unreasonable in asking  
you to reject the appeal  
for retention of Dr's Surgery  
at 171, Beech Park, Lucan, Co.  
Dublin.

Yours Sincerely,  
P. Virella



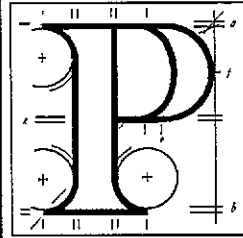
Our Ref: PL 6/5/86140

P.A. Reg. Ref: 91A/608

*plc  
JPC*

*Re  
24/9*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

5 SEPT 91

Date: 19th September 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 555

Ref PL 6/5/86140  
P.D Rog Ref 91A/608

169, Beech Park  
Lucan  
Co Dublin  
15/9/91

Dear Sir,

I wish to refer to the letter  
from Dr. Garrett Hayes of the 13/8/91  
on his comments as regards  
my letter.

On the first occasion it  
was a gentleman who entered my  
house and when I pointed out to  
him this was not the Dr's house  
he said he was in dreadful  
fear and did not know where  
he was going. On the  
second occasion it was a  
lady and she said she did  
not see the sign. I pointed out  
to this lady there was a



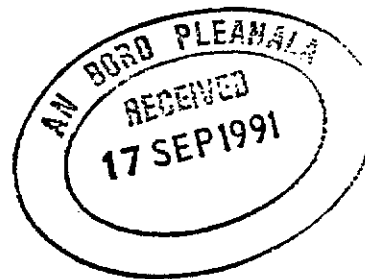


II

surgey sign two doors away

On both these occasions I  
was alone in the house which  
gave me a dreadful shock.

Yours faithfully  
Beccie Murphy

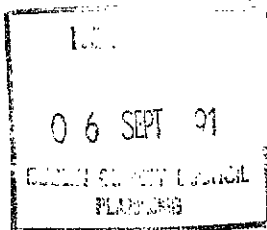


Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

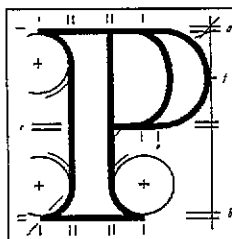
PK

9/91

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel.(01)728011

Date: 29th August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

  
Suzanne Lacey

Encl.

BP 555

Coláiste Dhochtúirí  
Teaghlaigh Éireann

**The Irish College of  
General Practitioners**

Corrigan House, Fenian Street, Dublin 2.  
telephone (01) 763705/763706 fax 761432



20th August, 1991.

An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

RE: PLANNING REGISTER NO. 91A / 0608 PL 6 / 5 / 86140  
DUBLIN COUNTY COUNCIL  
REFUSAL TO GRANT PERMISSION FOR THE RETENTION OF USE OF  
DOCTORS SURGERY AT 171 BEECH PARK, LUCAN, CO. DUBLIN

APPEAL BY APPLICANT, DR. GARRETT HAYES.

Dear Sir,

On behalf of the Irish College of General Practitioners I wish to support the appeal by Dr. Garrett Hayes in respect of the above.

The College is the recognised standard setting body for General Practice in Ireland. In this context the College advocate that General Practitioners should locate their practices in the community and be available to meet the medical needs of the community as appropriate.

The location of practice premises in the community is fundamental to the delivery of quality care by General Practitioners and, of course, the nature of the service provided demands immediate access by patients.

Traditionally General Practice in this country has been provided by individual practitioners operating from their home which is one of the many strenghts of the service and should be encouraged.

We support the appeal by Dr. Hayes and would urge An Board to accede to his request.

The relevant fee is enclosed

Yours sincerely,

FIONAN O'CUINNEAGAIN,  
SECRETARY.

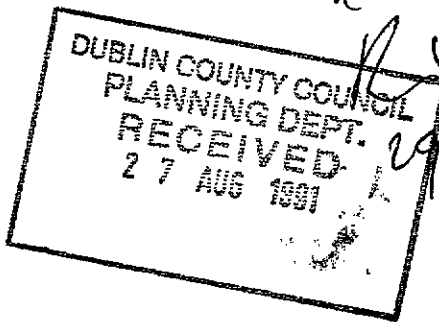
The Irish College of  
General Practitioners Limited

Registered in Ireland at above  
Registration Number 100456

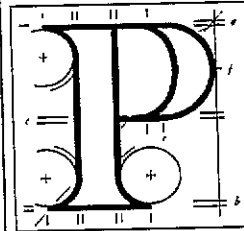
F. O'Cuinneagain  
Secretary

AN BORD PLEANALA
Received 22/8/91
Fee: £15.00
Receipt No. K24565

Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608



An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 22nd August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

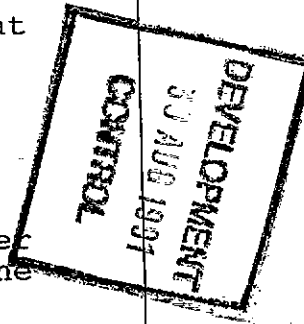
Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 555





10 Fitzwilliam Place, Dublin 2. Telephone 01-767273. Fax 01-612758/01-682168

14 August 1991

An Bord Pleanála  
Irish Life Centre  
Lower Abbey Street  
Dublin 1

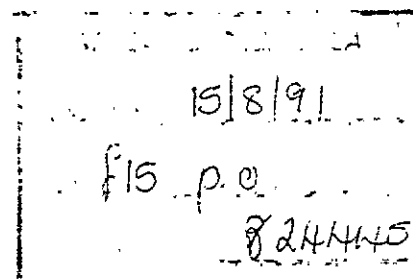
Re: Planning Register No. 91A/0608 PC 6/5/86140  
Dublin County Council :  
Refusal by Dublin County Council to grant  
permission for the retention of use of  
doctor's surgery at 171 Beech Park, Lucan,  
Co. Dublin:  
Appeal by applicant, Dr. Garret Hayes

Dear Sirs,

As the professional Organisation representing General Practitioners, this Organisation wishes to make a submission in support of the Appeal lodged with the Board by our member, Dr. Garrett Hayes.

The Organisation has been made aware of the circumstances surrounding the Appeal and fully supports the Grounds of Appeal put forward by Dr. Hayes in his letter to you dated 26 June 1991. A refusal to grant permission in this case would effectively deprive Dr. Hayes of his livelihood as his practice is based in the community in which he resides. Any decision which prevented Dr. Hayes from continuing his limited practice in the area would almost certainly lead to a break-up of his panel of patients.

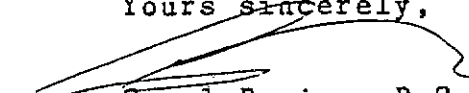
In addition, a refusal to grant permission in this case would have enormous implications for the large number of urban based General Practitioners who conduct their practices in residential estates and in houses similar to that of Dr. Hayes. Those General Practitioners have been encouraged by the Health Boards to establish their residence within the area where the bulk of their patients reside. It would therefore be highly anomalous if decisions by planning authorities deprived communities of the ready availability of quality general practitioner services in their immediate area.



Secretary General: Michael B. McCann, B.A., B.Ph., H.D.E.

In the light of the above, the Irish Medical Organisation formally requests An Bord Pleanala to allow the Appeal of the Applicant, Dr. Garret Hayes. The Organisation would be pleased to furnish whatever other information An Bord Pleanala may feel necessary to assist it in reaching this vital decision.

Yours sincerely,

  
Conal Devine, B.C.L.  
Irish Medical Organisation

Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 16th August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

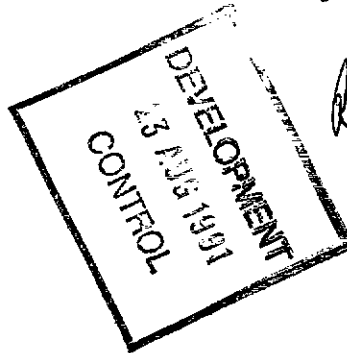
Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

Suzanne Lacey  
Suzanne Lacey

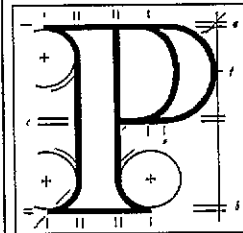
Encl.

BP 555

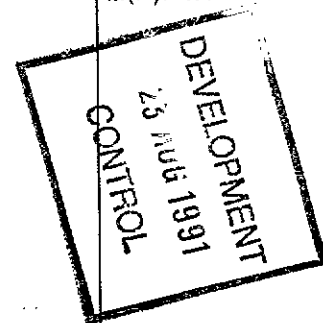


*PK*  
*Recd.  
23/8*

*WRP*  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



*065*

171 Beech Park  
Lucan  
Co. Dublin

13th August 1991

An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

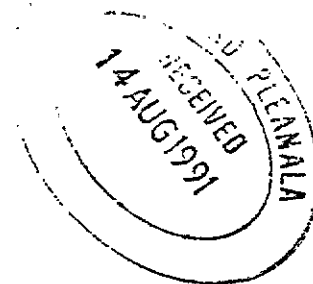
Re: *Planning Register No. 91A/0608 PL 6/5/86140*  
*Dublin County Council*  
*Refusal by Dublin County Council to grant permission for the Retention*  
*of use of Doctor's Surgery at 171 Beech Park, Lucan, Co. Dublin.*  
*Appeal by Applicant, Dr. Garrett Hayes.*

Dear Sirs,

I wish to make some observations on the objections lodged with you by Mr. William Doyle, P.J. & B.E. Kinsella, Cecelia Murphy, Jerimah O'Connell and Daniel Synnott.

(1) Both Mr. Doyle and the Kinsella's suggest that development in Beech Park is exclusively residential. This is not in fact correct and many businesses are conducted in the estate, for example a shop at 189 A Beech Park, James A. Gibbs, Building Contractor at 262 Beech Park, and a number of others.

(2) Both Mr. Doyle the Kinsella's and Mr. Synnott make totally unsubstantiated and absurd assertions about my practice and plans which they allege are likely to occur. I reject totally unfounded suggestions in relation to the establishment of a group practice or any possibility of my leaving this house, where I have lived, with my family, for the past ten years. The current arrangements in my practice are most satisfactory to both my family and my patients. Any suggestions about my future plans are purely speculative and totally groundless.





(3) Mr. Doyle's and Mrs. Murphy's suggestion of "total invasion of privacy" is outrageous and completely without foundation and unsubstantiated. It is absurd to suggest that my patients park outside on a "continual basis" as I have clearly pointed out to you, in my previous submission, that my surgery hours are limited to two and a half hours per day, the majority by appointment and the bulk of my patients walk to my surgery. Mrs. Cecelia Murphy comment on persons calling to her house by mistake is difficult to believe as my surgery is clearly but discretely marked with a small illuminated sign ( non flashing) and there is no possibility of mistake. I am afraid that you would have to consider her comment as a fabrication to support her position. As I have also pointed out to you, my concern for my patients confidentiality guarantees my neighbour's privacy. There have been no structural alterations to my property that might infringe on my neighbour's privacy. I totally reject these assertions.

(4) All of the objectors suggest that the existence of my surgery in some way devalues their property. I enclose a letter which I received from Mr. John McDonald, of McDonald Brothers, Auctioneers, which clearly indicates that this is untrue and in fact the presence of my surgery, a Professional service rather than a business, enhances the value of properties in the area.

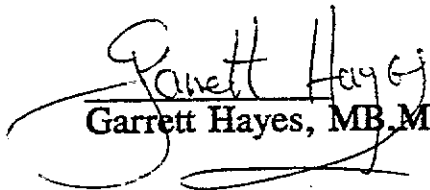
(5) Mr. Kinsella and Mr. O'Connell suggest that there is a traffic and parking problem in the area, which I reject. Mr. Kinsella is incorrect to state that this road is an access road to Esker Lawns, Cherbury Park and Lucan Heights. Access to these estates is via a direct road from the old Lucan road. There is no evidence to support his assertion of increased traffic or parking problems for the reasons I have previously given.

(6) None of the objectors are qualified to assess the medical requirements of any area and the fact that I have a viable practice confirms the need of such a service. The presence or absence of other practices in the village is totally irrelevant to my application. It may be of interest to An Bord that all of the other practices in Lucan operate from houses in residential housing estates, in most cases smaller than my house, and some in positions much more likely to cause traffic problems. The Department of Health have issued me with a medical card list, which is official recognition of my practice and the need for my service. The population of this country are entitled to a choice of doctor, both for public and private patients and I believe that this right should continue. I cannot accept that the existence of any other practice should either limit my right to practice or my patient's right to freedom of choice.

(7) Many of the comments in Mr. Synnotts letter are of a hysterical nature together with wild and totally unfounded allegations concerning my practice and patients. Much of his letter is concerned with his personal paranoia and have no relevance in my appeal to An Bord Pleanala.

In view of the foregoing reply and how my how my daily and weekly working hours are structured, as already stated in my grounds of appeal, it will be obvious to An Bord that no reasonable objections to my proposal can be sustained.

Yours sincerely,

  
Garrett Hayes, MB, MICGP.

# McDonald Brothers Ltd.

M.I.A.V.I.

AUCTIONEERS - VALUERS - ESTATE AGENTS

PHONE 6281552 & 6280625

2 THE MALL, LUCAN, CO. DUBLIN.

2nd August, 1991

REF: JFMCD/DB

Dr. Garrett Hayes,  
171, Beech Park,  
LUCAN,  
Co. Dublin

Re: 171, Beech Park  
-----

Dear Dr. Hayes,

Having earned a living by selling houses in the Lucan area since 1970 I am very familiar with the value of houses in the various estates. I would not consider under any circumstances that your house is devalued by the fact of converting the garage to a surgery, if anything, this development enhances the value of your property and indeed enhances the value of the properties in your immediate area for the obvious fact that there is a Doctor's surgery so convenient.

If you need a written Certificate of Valuation we trust you will advise us.

Yours sincerely,

*John F. McDonald*  
John F. McDonald, M.I.A.V.I.  
For McDonald Brothers Ltd.

DIRECTOR: JOHN McDONALD, M.I.A.V.I.  
REGISTERED IN DUBLIN. NO. 34109

An Bord Pleanála,  
Floor 3,  
Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Our Ref: 91A/0608

Your Ref: PL6/5/86140

Date: <sup>27</sup>~~26~~ August 1991

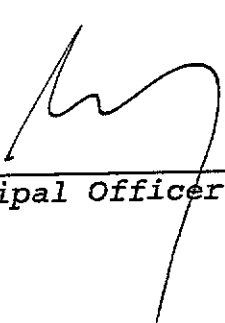
RE: Retention of use of doctors surgery at 171 Beech Park,  
Lucan for G. Hayes.

Dear Sir/Madam,

I refer to your letter dated 28th June, 1991; 29th July, 1991 & 7th August, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 12th June, 1991.

Yours faithfully,

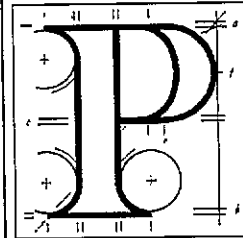
  
\_\_\_\_\_  
for Principal Officer.

L.D

Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

U.R.P.  
PM

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

*20/8*

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

16 AUG 91

Date: 14th August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

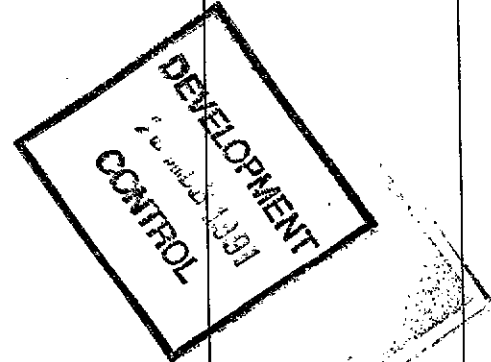
Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey



Encl.

BP 555

3 Upper Doddsboro Rd.,  
Lucan, Co. Dublin  
Ireland.

Tel: 01-624 1181

An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

PA Reg. 2/91A/608

Dear Madam/Sir,

Thank you for your letter Ref: 6/5/86140. I feel I must refute the suggestion that there are many cars parked outside Dr. Hayes surgery. Anytime I have passed the surgery, even during surgery hours I have found more cars parked in other areas of Beech Park. At no time was traffic impeded.

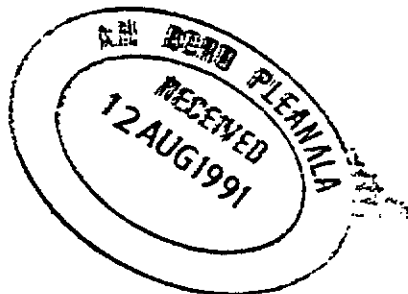
As to the suggestion of a "great invasion of privacy", if this were a reason to stop Dr Hayes practising then such a ruling would have implications for all doctors practising in the community in the state. The alternative is for doctors to practice only in business districts and downtown areas and this has already caused problems in providing general practice care to families in the US and Canada.

At this stage I feel there is a concerted effort being made by neighbours to harass Dr Hayes from practising but the arguments just don't stand up to the facts on the ground.

Yours sincerely,



Dr. T. Feeney. M.B. C.C.F.P. (C) M.R.C.S.F. D.Obs.



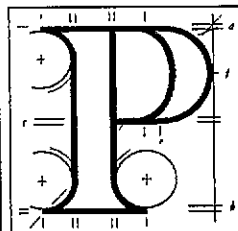
Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

*SK*

*R 9/8*

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

0 a 206 91

Date: 7th August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

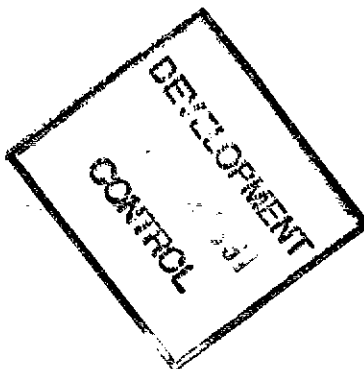
Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey



Encl.

BP 555

6/8/91  
\$15 P.O.  
B24284

281 Beachpark  
Lucan  
Do. Sulli  
31.7.91

Reference No 91A/0608  
re. Application concerning  
171 Beachpark, Lucan.

---

Dear Sir

I would like  
to make known my  
objections to the proposed  
Doctors Surgery at  
171 Beachpark, Lucan.  
The following are the  
reasons for my objections

P.T.O



2

1 There are no facilities in this residential estate for on street parking

2 The dangers adjacent to children and the aged in particular, by vehicles parked on the Roadway.

3 The Privacy of persons living adjacent to such Surgery.

4 The Value of property being affected by the presence of a Doctors Surgery in the area.

3

I would be obliged if  
the foregoing are given  
your careful consideration.  
I enclose a Partial Order  
for the usual fee in these  
matters.

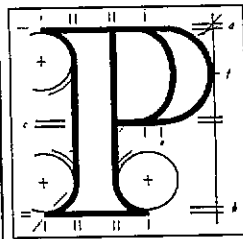
Yours  
Fernald Howell

Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Ref  
9/8  
09 AUG 91

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 7th August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

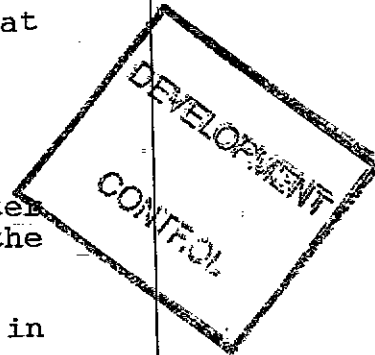
Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

Suzanne Lacey  
Suzanne Lacey

Encl.

BP 555



ob

Ref 91A/0608

280 Beech Park  
Lucan  
Co DUBLIN  
Ph 6281606  
2-8-91.

~~Ref 91A~~

Dear Sir.

6.8.91. By hand  
JC

£15

B2H282

Re-Retention of DR Surgery  
at 171 Beech PK.

I wish to appeal any change of decision to allow 171 Beech Park to be used as a DR Surgery. Beech PK is a Residential area and I have just spent £25,000 extending my house, for which I received Bye-Law permission. If I had known that any professional person could start a business in their house without any reference to the local authority I would not have spent my money.

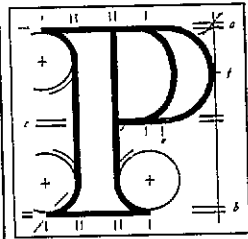
Surely there are many suitable premises in Lucan Village to house a DR Surgery. When the DR moves from the house and leaves a semi derelict building which will only



Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

*PK*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

*Key*  
*9/8*

09 AUG 91

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 7th August 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 555

*OLS*

Reg Ref 91A/0608

2/8/91

§15 Chq

B24259

169 Becht Park

Luccan

Co DUBLIN

31st July 91

Dear Sir

I wish to lodge an objection to the planning permission being granted for the retention of use of doctors surgery at 171 Becht Park Luccan. My house was bought by myself and my late husband as a private residence in a residential estate. A doctors surgery two doors away will decrease the value of my house. Since the surgery has been in operation we have had

II

a great invasion of privacy  
On two occasions recently  
I answered my door and two  
people proceeded to enter my  
hall in mistake of the doorway.  
As regards parking there  
is only one space outside each  
house for family cars. This will  
cause problems as the business  
grows.

Yours faithfully  
Kecelia Murphy



Out Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 30th July 1991.

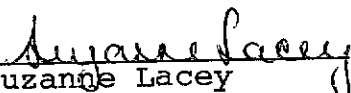
Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information are copies of letters  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

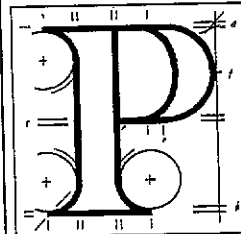
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 555

*PC*  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



06 AUG 91

St. Andrew's National School  
Chapel Hill  
Lucan  
Co. Dublin

An Bord Pleanála,  
Floor 3 Blocks 6, 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Tel: 6280975  
5: VII : 1991.

Ref: PL 615/86/140  
P.A. Ref: 91A/608

Dear Sir / Madam,

In support of the application for retention of change of use of doctor's surgery at 171, Beech Park, Lucan, I consider that Dr. Hayes provides a valuable service to the community in general and to our school in particular.

Dr. Hayes is very caring and conscientious and he is the only doctor resident in Beech Park. He is available to see pupils in emergency should an accident occur and he has come to the school on occasions when we were concerned about the danger of moving injured pupils.

Since he came to Lucan Dr. Hayes has been our family doctor. We have been attending his surgery in Beech Park since he commenced practise there and we have never encountered any traffic or parking problems.

For personal family reasons and for professional reasons as principal of this school it would cause me great concern if Dr Hayes' services were not available in Beech Park. Therefore I urge you to allow him to continue to provide this valuable service.

Yours sincerely,  
Inez E. Cooper (Mrs.).

Inez E. Cooper, N.T., B.A., H.Dip. Ed.

Principal

AM BORO PLERIALA
Received <u>19/7/91</u>
Fee: <u>£15.00 Chq</u>
Receipt No. <u>B24016</u>

Ref: PL 6/5/86/40

P.A. Ref: 91A/608.

Cheque for £15 enclosed with apologies for overlooking its inclusion with my original letter re 171, Beech Park, Lucan.

Inez E. Cooper [INEZ E. COOPER]  
St. Andrew's NS., Chapel Hill, Lucan.

172, Beech Park  
Lucan,  
Co. Dublin  
12. 7. '91.

Register Reference no. 91A/608

Dear Sirs,

We wish to lodge an  
objection to planning permission  
been given for a Doctor's  
Surgery at 171, Beech Park, Lucan,  
Co. Dublin for G. Hayes.

+ lands we bought our house  
in a residential estate, we there  
fore have no wish to live next  
to a business premises that would  
damage our amenities + depreciate

AN SUIR FLEAMA  
RECEIVED  
10 17 JUL 1991

13 JUL 1991

II

The value of our property. Had we bought property next to business premises we would have done so at a much lower cost to us.

Our house is only 4 ft 6 in from 171, Beech Park, with a 2 ft boundary wall from front to side of our house + a 4 ft boundary wall at the back. So we are very concerned about our safety security + the invasion of our privacy.

The use as a Doctor's surgery has led to an increase in traffic + parking problem during surgery hours.

ALBANY PLANNING BOARD  
18 JUL 1971

1971

III

Street parking on our road is very dangerous as we are a through road to + from Beech Grove, Lucan Height, Eker Lawns, + Cherbury Park.

Parking at the moment is barely sufficient for the the residents of this area, + with growing families we could have a serious traffic problem in years to come.

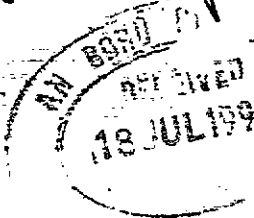
We have a very good Medical Centre within walking distance at Eker Lawns, + we are well catered for with medical Practices in the village.

1 JUL 1991

14

As the houses are only suitable for single family homes we feel if planning permission is given it will be turned into a group practice, + that would seriously injure the amenities + depreciate the value of property in the area.

Accordingly it would do away with the residential aspect of 171, Beech Park + other property in the area.



Yours faithfully  
P. J. + B. E. Kinsella

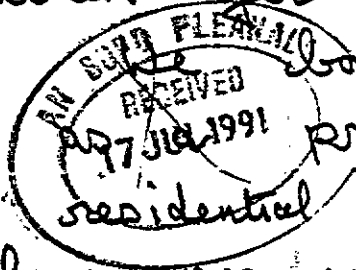
172, Beech Park  
Lucan,  
Co. Dublin  
12. 7. '91.

Register Reference no. 91A/608

Dear Sirs,

We wish to lodge an  
objection to planning permission  
been given for a Doctor's  
Surgery at 171, Beech Park, Lucan,  
Co. Dublin for G. Hayes.

+ lands we bought our house  
in a residential estate, we there  
fore have no wish to live next  
to a business premises that would  
damage our amenities + depreciate



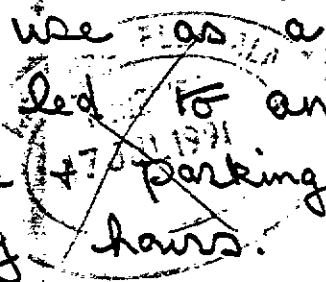
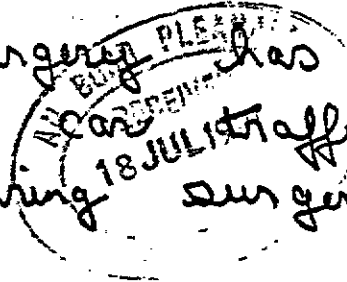


II

The value of our property. Had we bought property next to business premises we would have done so at a much lower cost to us.

Our house is only 4 ft in from 171, Beech Park, with a 2 ft boundary wall from front to side of our house + a 4 ft boundary wall at the back. So we are very concerned about our safety security + the invasion of our privacy.

The use as a Doctor's Surgery has led to an increase in near traffic + parking problem during surgery hours.



III

Street parking on our Road is very dangerous as we are a through road to + from Beech Grove, Lucan Height, Esker Lawns, + Cherbury Park.

Parking at the moment is barely sufficient for the the residents of this area, + with growing families we could have a serious traffic problem in years to come.

We have a very good Medical Centre within walking distance at Esker Lawns, + we are well catered for with Medical Practices in the village.

AUG 1991

14

As the houses are only suitable for single family homes we feel if planning permission is given it will be turned into a group practice, + that would seriously injure the amenities + Depreciate the value of property in the area.

Accordingly it would do away with the residential aspect of 171, Beech Park + other property in the area.

IN REPLY TO  
RECEIVED  
13 JUL 1991

Yours faithfully  
P. J. + B. E. Kinsella

3 Upper Doddsboro Rd.,  
Lucan, Co. Dublin  
Ireland.

Tel: 01-624 1181

An Bord Pleanála,  
Floor 3 Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Ref: PL 6/5/86IA0  
P.A. Ref: 9IA/608

Dear Madam/Sir,

I write to support Dr G Hayes in his appeal to use portion of his house as a surgery.

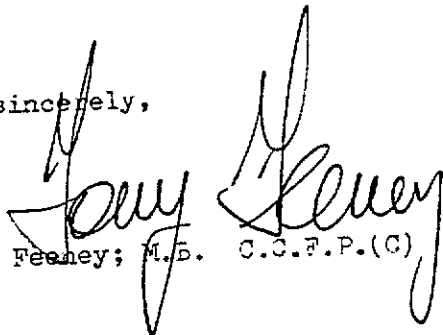
Dr Hayes provides a GP surgery from his home there. He has been in practice in Lucan for 11 years and has been Chairman of the College of General Practitioners nationally.

In Lucan we operate a shared system of care with cross-referral. I feel it is important that the Beech Park area retains its GP and that Dr Hayes practice and family are not disrupted any further.

As a resident of the area ( I practice some distance away ) I can attest to absolutely no parking problems in his area even at surgery peak times.

I feel obliged to support my colleague by writing to you.

Yours sincerely,

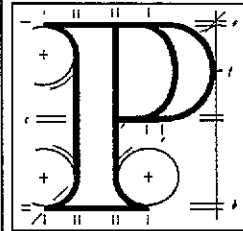
  
Dr. T. Feeney; M.B. C.C.F.P.(C) M.A.C.G.P. D.Obs.



Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

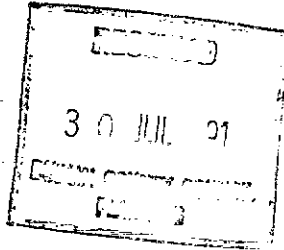
*PK*

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel(01)728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



Date: 29th July 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

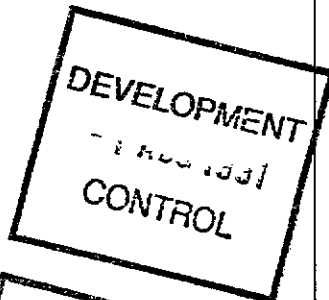
Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

*obS*

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey



Encl.

BP 555

171 Beech Park  
Lucan  
Co. Dublin

23rd July 1991

An Bord Pleanála,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



Re: *Ref: PL 6/5/86140 P.A. Ref: 91A/0608*  
*Dublin County Council*  
*Refusal by Dublin County Council to grant permission for the Retention*  
*of use of Doctor's Surgery at 171 Beech Park, Lucan, Co. Dublin.*  
*Appeal by Applicant, Dr. Garrett Hayes.*

Dear Sirs,

I have reviewed the documents made available to me at the Dublin County Council Offices in relation to the above application for retention of change of use. I wish to make the following observations:

- (1) In relation to the Record of the Executive Business & Manager's Orders there is an implication that there may be more than one doctor in practice at this address. This is completely without foundation as my professional plate has only one doctor listed and in all correspondence I have made it perfectly clear that I am in single handed practice and I intend to remain as such.
- (2) The Surgery Hours as recorded are correct but the vital words " By Appointment" are (deliberately?) omitted from the report. As I pointed out in my submission, this is a crucial factor in restricting the number of patients attending at any one time.
- (3) The Records observes that there are " two doctors in an existing medical centre close to the entrance to Lucan Heights". The medical centre is in fact in Esker Lawns and there is only one doctor in full time practice and neither doctor is resident in the immediate area. The relevance of this information to my application is unclear.

- (4) It is noted that there were several objections from local residents on the basis of increased traffic, loss of privacy and devaluation of property. I believe that the information supplied together with the log of attendance that I have kept have demonstrated no traffic problem as a result of my practice. In relation to privacy, there has been no structural change that would in any way affect neighbour's privacy. In fact, this is a far more vital issue for my patients and me as medical confidentiality is a crucial issue in any practice and I take extreme care to protect this. In turn, this assures absolute privacy to my neighbours. As regards property values, most of my neighbours regard the availability of a medical practice as a major asset and makes the locality even more desirable.
- (5) The Roads Department suggest the removal of part or all of the boundary wall if necessary to increase parking. This has been rejected as "unacceptable". As this has already occurred in a number of properties in the area I can see no reason for this remark nor any logic for this comment.

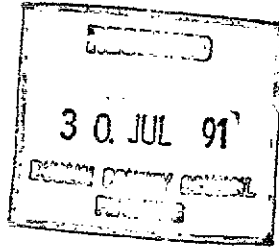
Yours sincerely,

  
Garrett Hayes

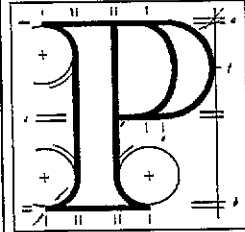


Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



pa  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

Date: 26th July 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

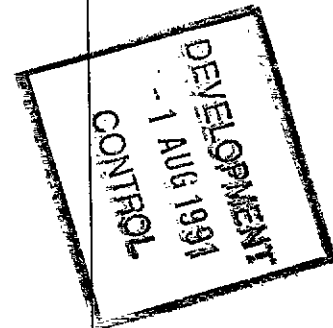
Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

Suzanne Lacey  
Suzanne Lacey

Encl.

BP 555





D. P. Harris

Main Street,  
Lucan,  
Co. Dublin,  
Telephone 280652

An Bord Pleanála,  
Floor 3 Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1

REC'D  
- 8 JUL 1991

4th July 1991

Ref: PL 6/5/86140  
P.A. Ref: 91A/608

Re: Planning authority decision re: Retention of change of use of doctor's surgery at 171  
Beech Park, Lucan, County Dublin.

Dear Sir,

I wish to support the appeal by Dr. G. Hayes to retain his change of use of portion of his house as a surgery. Dr. Hayes has been in practice in Lucan for 11 years and has provided an excellent service to his patients who are mainly resident in Beech Park in Lucan. He has worked closely with his local colleagues and on behalf of General Practitioners nationally to improve service to patients often to the detriment of his own practice. He is the only doctor who is resident in his practice and as such is in a position to provide an excellent out of hours service for emergencies. I have on several occasions referred my patients to Dr. Hayes for specialised treatment. Because of the size of his practice, I have never noticed any parking or traffic problems in the vicinity of his practice.

To deprive Dr. Hayes the facility to practice from his home would be to deprive both him and his young family of their livelihood.

Yours sincerely,

Peter Harris

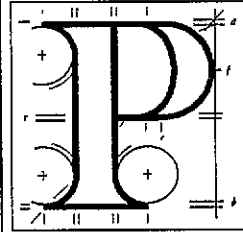
ACKN.  
COPY TO —  
DATE 10.7.91

Dr. Peter Harris, LRCP&SI, MICGP

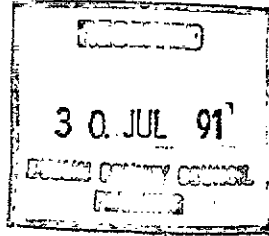
Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

PK

An Bord Pleanála

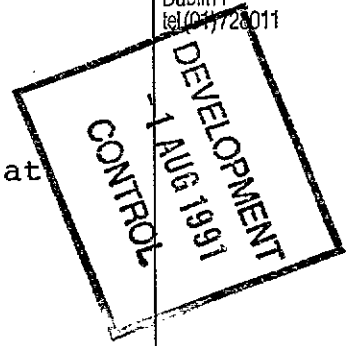


The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
Tel 01 772 8011

Date: 26th July 1991.



**Appeal re:** Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

Suzanne Lacey  
Suzanne Lacey

Encl.

BP 555

Telephone  
6281756

231 Beech Park  
Lucan  
Co. Dublin

An Bord Pleanála,  
Floor 3 Blocks 6 & 7,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.



4th. July 1991

A Chara,

As a resident of Lucan I wish to support the application Ref: PL 6/5/86140  
P.A. Ref: 91A/608 made by Dr. Garrett Hayes of 171 Beech Park, Lucan for Retention  
of change of use of doctor's surgery.

This application is I feel of benefit to the community and does not cause  
any inconvenience to residents in the area.

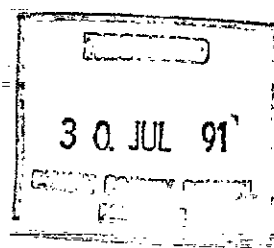
Mise le meas,

A handwritten signature in cursive script, which appears to read "Rev. Alex Conlan C.C.".

Rev. Alex Conlan C.C.

Our Ref: PL 6/5/86140  
F.A. Reg. Ref: 91A/608

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.



Date: 26th July 1991.

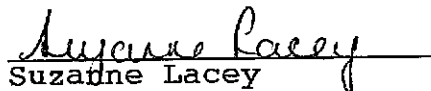
Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of  
correspondence received in relation to the  
above-mentioned appeal. While it is not necessary  
for you to furnish any comments on the  
correspondence, you may do so if you wish. Any such  
comments should be forwarded within twenty-one days  
of the date of this letter to ensure that they will  
be taken into consideration in the determination of  
the appeal.

Please quote the above appeal reference number in  
any further correspondence.

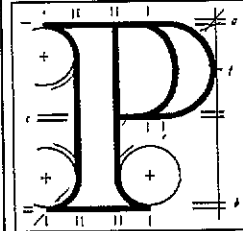
Yours faithfully,

  
Suzanne Lacey

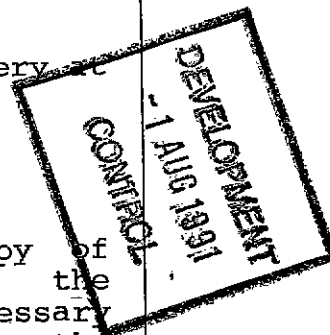
Encl.

BP 553

pa  
An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011



170 Beechfork,

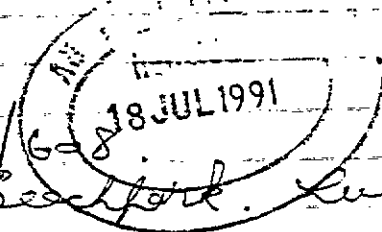
Lucan

to Dublin

17th July 91.



An Board Pleanála,  
Irish Life Centre,  
Lower Abbey St.,  
Dublin.



Ref. Planning Application 91 A/G-8  
& Retention of surgery at 171, Beechfork, Lucan.

Dear Sir

I am requesting that the decision of the County Council be upheld for the following reasons.

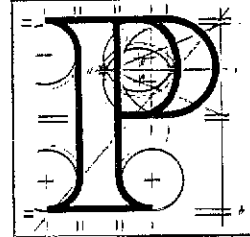
1. We bought our house as a family residence on the understanding that all the houses in the area were residential.
2. The use of part of a residence for surgery, limits the residential area in this house, and therefore the applicant will need to purchase another dwelling leaving this development next door.
3. There has been a total invasion of privacy as people are sitting in cars outside our house on a continual basis.
4. The existence of this surgery has devalued the houses in the immediate vicinity.
5. There is already a large Medical Centre in the area which more than meets the requirements of the area.

Yours sincerely,  
William Boyle.

Our Ref: PL 6/5/86140  
P.A. Reg. Ref: 91A/608

914

An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

DEVELOPMENT  
18 JUL 1991  
CONTROL

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

Date: 12th July 1991.

Appeal re: Retention of use of doctor's surgery at  
171 Beech Park, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter  
received by the Board in relation to the  
above-mentioned appeal.

Please quote the above appeal reference number in  
any further correspondence.

Yours faithfully,

*Suzanne Lacey*  
Suzanne Lacey

Encl.

BP 555

16 JUL 91

Bredagh  
Old Lucan Road  
Lucan  
Co. Dublin



P.O. Box 174  
46/49 Upper O'Connell Street  
Dublin 1  
Telephone (01) 727777  
6281710 (Home)

An Bord Pleanála  
Floor 3 Block 667  
Irish Life Center

Our Ref. 91A/608  
Your Ref. PL 6/5/86140  
Date 4/7/91

Re: Appeal to An Bord Pleanála re Surgery at 171 Beech Park.

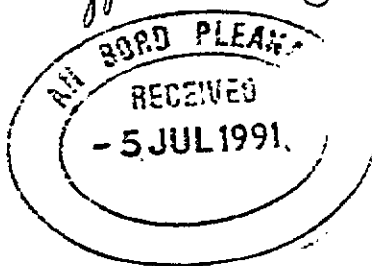
Dear Sir / Madam,

I wish to give my full support to the retention of change of use to doctor's surgery of 171 Beech Park, Lucan, Co. Dublin.

As the local County Councillor and as a teacher in the local secondary school I am very much in touch with the needs of the area.

The people of Beech Park and Beech Grove are very supportive of Dr. Hayes's practice and view it as a tremendous new service for the area. As all families within the catchment area of the practice are within walking distance I do not foresee a traffic congestion problem.

Yours sincerely,  
Finbar Hanrahan M.C.C.



COMHAIRLE CHONTAE ATHA CLIATH

Tel. 704755  
Ext. 268/269

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

Your Ref. PL 615/86140  
Our Ref. 91D.608

12.07.91

An Bord Pleanála,  
Blocks 6 and 7,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1983

PROPOSAL *retain use as doctors surgery at 171 Beech  
Park, Duncan*

APPLICANT : *G. Hayes*

Dear Sir,

With reference to your letter dated 28.06.91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. \_\_\_\_\_
- (4) The plan(s) received from the applicant on IRISH PRESS 12/4/91
- (6) & (7) A certified copy of Manager's Order P/ / together with technical reports in connection with the application. 2576.91

Yours faithfully,

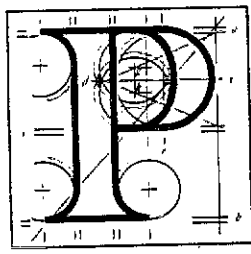
M. Murtagh  
for PRINCIPAL OFFICER

Encls.



Our Ref: PL 6/5/86140  
Your Ref: 91A/608

ST  
An Bord Pleanála



Floor 3 Blocks 6&7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

The Secretary,  
Dublin County Council,  
Planning Department,  
Block 2,  
Irish Life Centre.

0 3. JUL 91

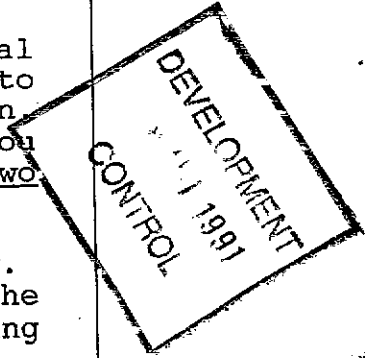
Date: 28th June 1991.

**Planning authority decision re:** Retention of use of  
doctor's surgery at 171 Beech Park, Lucan, County  
Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local  
Government (Planning and Development) Acts, 1963 to  
1990, in relation to the above-mentioned decision.  
So that consideration of the appeal may proceed, you  
are requested to forward to the Board within two  
weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.



065

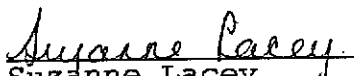
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

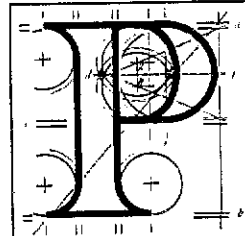
Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005

## An Bord Pleanála



Floor 3 Blocks 6 & 7  
Irish Life Centre  
Lower Abbey Street  
Dublin 1  
tel (01) 728011

BORD PLEANALA  
Delivered 28/6/91  
Fee: 7.00 *Chy*  
Receipt No. B.23747

171 Beech Park  
Lucan  
Co. Dublin

26th June 1991

An Bord Pleanala,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

Re: *Planning Register No. 91A/0608  
Dublin County Council  
Refusal by Dublin County Council to grant permission for the Retention  
of use of Doctor's Surgery at 171 Beech Park, Lucan, Co. Dublin.  
Appeal by Applicant, Dr. Garrett Hayes.*

Dear Sirs,

I wish to appeal this refusal of permission. In order to present this appeal in the fairest way, it is necessary to give the following historical resume.

I bought this house, at 171 Beech Park, Lucan, in May 1981 and I have lived here with my family since that date. I was a partner in a medical practice at Esker Lawns, Lucan from January 1980. This partnership was dissolved on October 7th 1990. Naturally, over the past ten years I have seen patients at this address, especially when emergencies arose and outside normal working hours. Many of our neighbours were very happy to avail of this service and we had no complaints of any kind over that time.

Because of the termination of the partnership, I was obliged to inform my patients and I placed a notice in the Lucan Newsletter to that effect circa 1st October 1990 and circulated my patients with my change of address.

I began working solely from my home on Monday 8th October 1990 and at 4 pm that afternoon, Mr. James McInerney from the Dublin County Council Planning Office came to my home and said that I did not have planning permission to conduct my practice from this address and that there had been an objection to it.

I then entered into correspondence with the Planning Office and subsequently my Architect, Mr. Barry Drinan, submitted the necessary drawings, documents and fee, requesting permission for the Retention of Use of a doctor's surgery at 171 Beech Park, Lucan, on 17th April 1991.

On April 24th 1991, Mr. McInerney again called to my door and claimed that we had failed to meet the requirements and that he had personally been looking for our application every day and my wife, who spoke to him, informed him that we had in fact submitted the documents to the Planning Office and that in fact that we had confirmation of the fact as my cheque had been cleared by our bank.

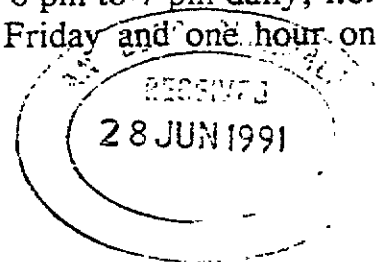
Mr. McInerney seems to have been over zealous in carrying out his duties as my wife, who met him on both occasions felt very intimidated and I found her very frightened and upset afterwards.

Four years ago, having obtained Bye Law Approval, I had my garage converted into an additional room. Planning Permission was not required for this; I now use this additional room as a surgery and my dining room as part-time waiting room.

#### Grounds of Appeal

With regard to the reason for refusal given by the Planning Authority, I wish to state that I have increased the hard standing in front of my house to accommodate parking and could further increase this by removing the remaining portion of the front garden wall. This would increase the car spaces in my frontage to four.

At this juncture, I should say that my private practice is very small. I have just 168 Medical card patients registered. The average number of patients in the Eastern Health Board area is 750 per doctor. The reason for this is that a lot of my practice is Occupational Medicine. I live in a limited stable area where growth has peaked. I have kept a log of visits to my surgery and I find that 70% of my patients walk here. Surgeries are by appointment only and at any one time, there are no more than two patients here. This log has been kept since October 1990. In addition to this important fact I would like the Board to know that my surgery hours are from 9.30 am to 11 am and 6 pm to 7 pm daily, i.e. a total of two and a half hours per day, Monday to Friday and one hour on



Saturday. During these hours, I see a maximum of four patients per hour, i.e. 10 patients per day, seven of whom, on average, walk here. This means that there will be plenty of off street parking in my front at all times. As a matter of fact, there will seldom be any car here except my own. I could easily arrange appointments so that the most parking would be my one car and one other.

The road in front of my home consists of a 24 foot concrete carriageway with a 6 foot path and a 4 foot verge (including kerb) on either side. The people in the neighbourhood are quite pleased that I am here, as it is a very good social service to have in an area, such as this.

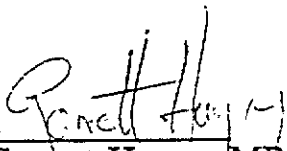
The second reason for refusal is prefaced by the statement " *While it is recognised that there may be a need in residential areas to have medical practices* " the members of your Board will realise that it would be harsh in the extreme, to deprive me of this small practice:

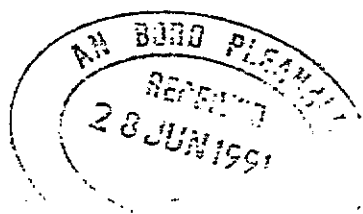
- (a) because of the type of practice it is
- (b) I am a relatively young man with a wife who does not go out to work and three school going children,
- (c) in view of the fact that 70% of my patients walk to my surgery as they live locally.

If my surgery were not available, these patients would be forced to travel to another area to see a doctor and this would inevitably lead to the use of their car or other means of transport. The result would be an increase of traffic on the roads which would negate the principles of good road management.

I enclose my cheque of £100-00 fee together with the refusal notice and await a fair and equitable decision by An Bord Pleanala.

Yours sincerely,

  
Garrett Hayes, MB MICGP



TO AN BORD PLEANALA

We, neighbours of Dr. Garrett Hayes of 171 Beech Park, Lucan have no objection to his practice at 171 Beech Park:

Signed:

James P. Hayes 171 B.P.  
Rev. Alex Carlan c. 231 Beech Pk. Lucan  
Brenda Lorne 287 Beech Pk.  
Seamus Donohue 284 Beech Pk.  
Mary Fitchy 285 Beech Pk. Lucan  
William James 286 " " "  
L. O'Connell 294 Beech Pk.  
P. Quinn 279 BEECH PK.

28 JUN 1991

# DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

### NOTIFICATION OF A DECISION TO REFUSE:

~~GENERAL PERMISSION~~: PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

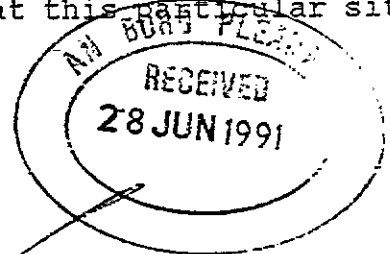
To ..... Mr. B. Drinan, Architect, ..... Register Reference No. .... 91A/0608  
 ..... 61 Oaklands Park, ..... Planning Control No. ....  
 ..... Ballsbridge, ..... Application Received ..... 17.04.1991  
 ..... Dublin 4. .... Additional Information Received.....  
 Applicant ..... G. Hayes.....

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, P/ ..... dated ..... 25/06/91 12.06.1991 decided to refuse:

~~GENERAL PERMISSION~~      PERMISSION      ~~APPROVAL~~

For ..... retention of use of doctors surgery at 171 Beech Park, Lucan. ....  
 .....  
 for the following reasons:

1. The development is located in a residential estate of single family dwelling units. The particular site of the development is very limited in that the open space areas attaching to it are only sufficient to provide for the needs of the residential occupants of the house. Satisfactory off-street car parking facilities cannot be provided for within the development, thereby leading to on-street car parking and serious traffic congestion. Accordingly, it is considered that the development would seriously injure the amenities and depreciate the value of property in the area.
2. While it is recognised that there may be a need in residential areas to have medical practices it is considered that due to the limitations of the house and its environs that this particular site is inadequate for that purpose.



Signed on behalf of the Dublin County Council .....  
 for PRINCIPAL OFFICER .....  
 Date ..... 12th June, 1991.

#### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## NOTIFICATION OF A DECISION TO REFUSE:

~~CERTIFICATE PERMISSION~~: PERMISSION: ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Mr. B. Drinan, Architect, Register Reference No. 91A/0608  
61 Oaklands Park, Planning Control No. ....  
Ballsbridge, Application Received 17.04.1991  
Dublin 4. Additional Information Received .....

Applicant G. Hayes

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, P/ 25707/91 dated 12.06.1991 decided to refuse:

~~CERTIFICATE PERMISSION~~ PERMISSION ~~APPROVAL~~

For retention of use of doctors surgery at 171 Beech Park, Lucan.

for the following reasons:

1. The development is located in a residential estate of single family dwelling units. The particular site of the development is very limited in that the open space areas attaching to it are only sufficient to provide for the needs of the residential occupants of the house. Satisfactory off-street car parking facilities cannot be provided for within the development, thereby leading to on-street car parking and serious traffic congestion. Accordingly, it is considered that the development would seriously injure the amenities and depreciate the value of property in the area.
2. While it is recognised that there may be a need in residential areas to have medical practices it is considered that due to the limitations of the house and its environs that this particular site is inadequate for that purpose.

Signed on behalf of the Dublin County Council

  
for PRINCIPAL OFFICER

12th June, 1991.

Date

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 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 with 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 in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.



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/0608

Date : 18th April 1991

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

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Dear Sir/Madam,

DEVELOPMENT : Retention of use of doctors surgery

LOCATION : 171 Beech Park, Lucan

APPLICANT : G. Hayes

APP. TYPE : PERMISSION

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

Yours faithfully,

.....

PRINCIPAL OFFICER

Mr B. Drinan, Architect,  
61 Oaklands Park,  
Ballsbridge,  
Dublin 4.



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 171 BEECH PARK, LUCAN, CO. DUBLIN  
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent) DR. GARRETT HAYES

Address 171 BEECH PARK, LUCAN, CO. DUBLIN Tel. No. 6282497

4. Name and address of person or firm responsible for preparation of drawings B. DRINAN R. ARCH  
61 OAKLANDS PARK, BALLSBRIDGE DA Tel. No. 687520

5. Name and address to which notifications should be sent 61 OAKLANDS PARK, BALLSBRIDGE  
DUBLIN 4.

6. Brief description of proposed development RETENTION OF DOCTOR'S SURGERY & USE OF LIVING ROOM AS WAITING ROOM

7. Method of drainage LOCAL AUTHORITY SYSTEM 8. Source of Water Supply LOCAL AUTHORITY MAIN

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. GROUND FLOOR - DOMESTIC. FIRST FLOOR - DOMESTIC.  
USE OF LIVING ROOM AS WAITING ROOM  
(b) Proposed use of each floor GROUND FLOOR: USE OF PLAY ROOM AS SURG. ETC. REMAINDER DOMESTIC. FIRST FLOOR: DOMESTIC.

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO DEMOLITIONS. CHANGE OF USE AS ABOVE

11. (a) Area of Site ..... 288 Sq. m.  
(b) Floor area of proposed development ..... 35.7 Sq. m.  
(c) Floor area of buildings proposed to be retained within site ..... 17 APR 134 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) ..... LEASEHOLD 6247

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place / in appropriate box. RECEIPT NO: N35054

14. Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:  
DRAFT BUILDING REGULATIONS HAVE BEEN TAKEN INTO ACCOUNT INSO FAR AS THEY APPLY

15. List of documents enclosed with application.  
CO: DUBLIN Permission is sought from Dublin Co Council for the retention of use of doctors surgery at 171 Beechpark, Lucan. Signed: G. Hayes. NEWSPAPER ADVERTISEMENT & CHIEF DRAWINGS, STATEMENTS OF WORKER & APPROVED USE, SUPPLEMENTARY INFORMATION AS NOTED. FEE.

16. Gross floor space of proposed development (See back) ..... 35.7 Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development .....  
Fee Payable £ 62-47 Basis of Calculation 35.7 sq. m @ £1.75/m<sup>2</sup>  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 9/4/91

Application Type P - RES FOR OFFICE USE ONLY

Register Reference 91A/0608

Amount Received £ 54.0

Receipt No 17/6

Date .....

Drill  
Plan  
12/4/91

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 <sup>2</sup> (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 <sup>2</sup> 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 <sup>2</sup> (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.

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIAITH of this receipt is not an

DUBLIN COUNTY COUNCIL

76/49 UPPER O'CONNELL STREET  
DUBLIN 1.

acknowledgement that the fee  
ordered is the prescribed application  
fee

N 35254

£62.47

17th

day of April

1991

Received this

from Dr. Garrett Hayles

171 Beechpark

Lucan

the sum of sixty two

Pounds

Pence, being

no pence

forty seven planning application at 171 Beechpark, Lucan

Michael Deane

Cashier

S. CAREY  
Principal Officer

12/11

61 Oaklands Park,  
Ballinacorney,  
Dublin 4.  
687520

12 April 1991

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

Dear Sir/Madam,

Under the Local Government (Planning & Development) regulations on behalf of Dr Garrett Hayes of 171 Beech Park, Lucan, County Dublin, I wish to apply for retention of use of a portion of 171 Beech Park as a Doctor's Surgery and Waiting Room.

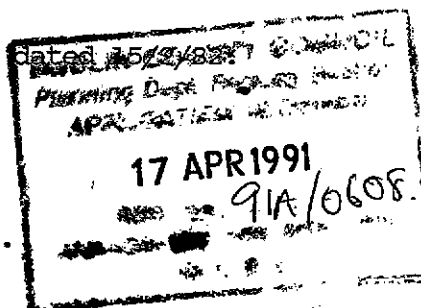
Referring to the attached documents the necessary approvals were obtained for the conversion of an existing garage to a play room in 1982. The conversion was completed in 1987.

The recent change of use as shown on the drawings applies to the play room and the existing living room. The living room will continue to be used as such when not in use as a waiting room. All other areas of the house are for domestic use.

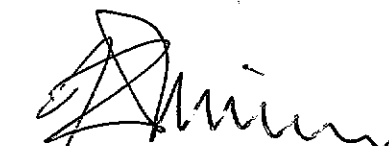
As Dr Hayes has been informed by the Local Authority that this use is not an exempted development I accordingly apply on his behalf for retention of use.

Enclosures:

1. Copy of Dublin County Council letter to Dr Hayes dated 22/11/90.
2. Copy of Dublin County Council letter to J Drinan B. Arch. indicating exemption dated 23/12/81.
3. Notice of approval under building Bye-Laws dated 15/12/87.
4. Planning application form.
5. 4 copies of marked-up drawings.
6. Page of newspaper containing advertisement.
7. Application fee.



Yours faithfully

  
Barry Drinan B. Arch.  
Architect

17. APR 91



Bosca 174,  
P. O. Box 174,  
Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath,  
Dublin 1.  
Telephone: (01) 724755  
Fax: (01) 724896

Dr. G. Hayes,  
171 Beech Park,  
Lucan,  
Co. Dublin.

Our Ref. VH/LMCD

Your Ref.

Date 22/11/90

RE: Retention of part change of use to doctors surgery & sign at 171 Beech Park,  
Lucan, Co. Dublin.

Dear Sir,


Your letter of 1st November, 1990 refers.

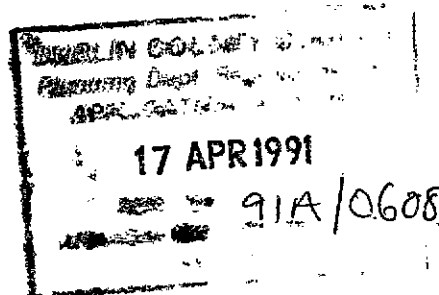
I wish to advise you that the change of use as set out in your letter requires Planning Permission. In order to meet the requirements of a valid planning application it is necessary to submit the following:-

1. Newspaper Advertisement - The page of the newspaper containing the advertisement must be submitted and all applications must be received within two weeks from date of publication of the newspaper advertisement.
2. Four copies of Site Location Map.
3. Four copies of Structural Drawings - details of these are found on the back of the Planning Application Form.
4. The appropriate fee - see rear of application form.

Should you wish to pursue the matter, you are advised to submit an application in accordance with these requirements. I enclose an application form for your convenience.

Yours faithfully

  
for PRINCIPAL OFFICER



Building Control Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
Dublin 1.

15th February, 1982

Application received: **Dr. G. Hayes.**

Tel. 724755 Ext. 322

Applicant: **J.F. Drinan, 269 Wedgewood, Sandyford**

Submitted by: **XB 105A**

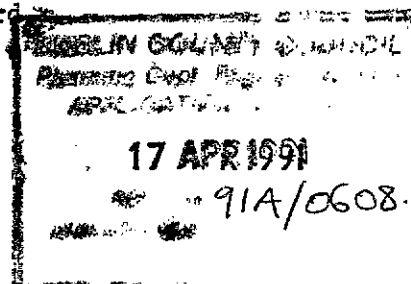
Reg. No.:

P.C. No.: **BBL/1377/1982**

Order No.: **Garage conversion.**

Proposal: **171 Beech Park, Lucan.**

Location:

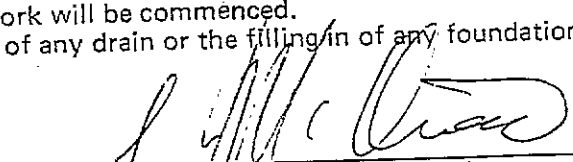


Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

- (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.  
*Note A* The Chief Fire Officer's requirements include the provisions of Parts N, P, Q and R of the Draft Building Regulations (as amended) issued by the Department of the Environment.  
*Note B* The Applicant is advised to comply with the provisions of the Draft Building Regulations (as amended) issued by the Department of the Environment.
3. That the foundation beneath proposed new wall be a minimum of three times the width of the wall.
4. That the room be permanently ventilated.

- Important
- (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Act, 1963 has been obtained.
  - (2) At least two clear days notice in writing must be given to the Building Control Department:-
    - (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 of any foundation.

Date:

  
Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to the Senior Engineer, Dublin County Council, Building Control Dept., Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the stage set out in the relevant forms, not less than 2 clear days before the inspection is to be made. Where appropriate, Architects should pass inspection forms to Builders.

PLANNING DEPT.  
COUNCIL

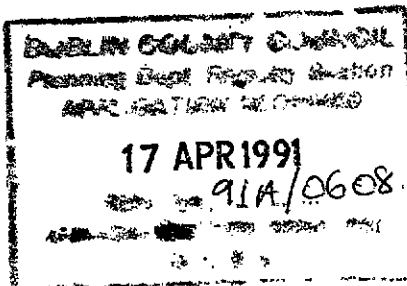


COMHAIRLE CHONTAE ATHA CLIATH  
(DUBLIN COUNTY COUNCIL)

Your Ref. ....  
Our Ref. JC/ES .....

PLANNING AND BUILDING,  
CONTROL DEPARTMENT,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.  
TELEPHONE 724755

23rd December '81



J F Drinan, Arch.,  
269 Wedgwood,  
Sandyford,  
Dublin 14  
.....

Re:- Conversion of a garage to a playroom at 171 Beech Park, Lucan  
.....

Dear Sir,

I refer to your letter and drawings received in this office on the 21st December '81. In accordance with Part 1, Class 1 (Third Schedule) of the Local Government (Planning and Development) Regulations 1977 the conversion for use as PART of a dwellinghouse of a garage is exempt development. It does, however, require Building Bye Law Approval. In order to make a valid application for Building Bye Law Approval it is necessary to submit the following:-

1. Completed Form / Letter of Application
2. 2 copies of Site Location Map
3. 2 copies of Structural Drawings - details of these are to be found on the rear of the Form which I enclose.

Your drawings are returned, herewith.

Yours faithfully,

*J. Cullen*  
.....  
for PRINCIPAL OFFICER