

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF:

91A 618

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P <u>28TH MAY 1991</u> =	Cllrs Riney Mullson Armonde Rec - Perm be Granted		

910/0618

25018

Medical Centre & other Amendments
Shopping Centre

Suleyman Knochlyen
Suleyman

Dwellings/Area
Length/Struct

RATE

FEES

AMOUNT
LOANED

BALANCE
DUE

CHANGE
DUE

Dwellings

2392

2396

2400

2404

2408

2412

2416

2420

2424

2428

2432

2436

2440

2444

2448

2452

2456

2460

2464

2468

2472

2476

2480

2484

2488

2492

2496

2500

4108.50 / 108.50

62.00

[Signature] DFR

26/4/91

Terms 2, 3, 4, 5, 6 & 7 Embossed, Signatures

[Signature] 24 4 91

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1953 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: *911/618*

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: *668 FT²*

MEASURED BY:

J.Y.
26/4/91

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: *PA 1*
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

P/2457/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0618

Date Received : 18th April 1991

Correspondence : Vincent Gallagher & Partners,
Name and : 4 Merrion Square,
Address : Dublin 2.

Development : Incorporation of a medical centre and for other minor alterations to the approved Superquinn Shopping Centre

09090

Location : Knocklyon

Applicant : Superquinn Ltd

App. Type : Permission

Zoning : 'C1'

CONTRIBUTION:
Standard: <i>nil</i>
Roads: <i>road</i>
S. Servs: <i>in full</i>
Open Space:
Other:
SECURITY:
Sond / C.I.F.:
Garh:

MOS/BB

Report of Dublin Planning Officer dated 27th May, 1991.

This is an application for permission. The proposed development consists of the incorporation of a medical centre and other minor alterations to the approved Superquinn Shopping Centre at Knocklyon, Dublin 16. The applicant is Superquinn Ltd.

Under Reg. Ref. 90A-1437 permission was granted by Dublin County Council for the proposed erection of 2 no. shops and A.T.M. machine at Superquinn Shopping Centre by Decision Order P/4412/90 dated 27th September, 1990.

The current proposal is similar to that already approved under reg. ref. 90A/1437. In this application it is proposed to incorporate a Medical Centre and 2 no. smaller shops together with an A.T.M. machine. The floor area of the proposed development is the same as that affected in the earlier application. Elevations have been modified slightly.

At the date of my site inspection, construction of the development proposed *is* the current application appeared complete (23rd May, 1991)

Ref. Refs. 88A/1297 and 89A/1064 relate to previous permissions at Superquinn Shopping Centre, Knocklyon Road.

I note that there is a second application on this site currently being considered by Dublin County Council under Reg. Ref. 91A/0698. Permission is being sought to widen the existing road entrance to the Shopping Centre.

The site is zoned CI with the objective "to protect, provide for and/or improve

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0618

Page No: 0002

Location: Knocklyon

local/neighbourhood centre facilities". A doctors surgery and shops are both permissible uses in a CI zone. *the agent for the applicant has stated (phone 24/5/91) that the proposed medical centre is to be rented to two doctors.* The proposed development would generate a car parking demand for 9 spaces applying plan standards compared to the required 8 no. spaces under Reg. Ref. 90A-1437.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) subject to the following (5) conditions:-

CONDITIONS / REASONS

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

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

Original 02 That before development commences approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

REASON: In order to comply with the Sanitary Services Act, 1878-1964.

2 03 That the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.

03 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

3 04 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

REASON: In the interest of safety and the avoidance of fire hazard.

4 05 An additional ⁹ car parking spaces to be provided to serve this development, if/when required by the Planning Authority.

REASON: In order to provide adequate parking facilities having regard to the impact of the proposed development on the existing parking spaces.

Original 06 That a financial contribution in the sum of £ _____ be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0618

Page No: 0003

Location: Knocklyon

commencement of development on the site.

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

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

REASON: In the interest of health.

MCS

[Signature]
Endorsed:
for Principal Officer

Richard Cermine SEP
for Dublin Planning Officer 30.8.91

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the () conditions set out above is hereby made.

Dated : *21 May 1991* *K O Sullivan*
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.



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2457 /91 Date of Decision : 31st May 1991

Register Reference : 91A/0618 Date Received : 18th April 1991

Applicant : Superquinn Ltd

Development : Incorporation of a medical centre and for other minor
alterations to the approved Superquinn Shopping Centre

Location : Knocklyon

Time Extension(s) up to and including :

Additional Information Requested/Received : //

In pursuance of its functions under the above mentioned Acts, the Dublin
County Council, being the Planning Authority for the County Health
District of Dublin, did by order dated as above make a decision to
GRANT PERMISSION in respect of the above proposal.

subject to the conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 5 ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal officer

Date: 4/6/91

Vincent Gallagher & Partners,
4 Merrion Square,
Dublin 2.

Reg.Ref. 91A/0618
Decision Order No. P/ 2457 /91
Page No: 0002



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

C O N D I T I O N S / R E A S O N S

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
- 02 That the requirements of the Sanitary Services Department be ascertained and strictly adhered to in the development.
02 REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 An additional 9 car parking spaces to be provided to serve this development, if/when required by the Planning Authority.
REASON: In order to provide adequate parking facilities having regard to the impact of the proposed development on the existing parking spaces.
- 05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.

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/0618

Date : 19th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Incorporation of a medical centre and for other minor alterations to the approved Superquinn shopping centre

LOCATION : Knocklyon

APPLICANT : Superquinn Ltd

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 18th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Vincent Gallagher & Partners,
4 Merrion Square,
Dublin 2.



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 Superquinn Knocklyon Shopping Centre
(If none, give description sufficient to identify) Knocklyon Road, Dublin 16.

3. Name of applicant (Principal not Agent) Superquinn
Address Superquinn Support Office, P.O. Box. 99 Sutton Cross, Dublin 13. Tel. No. 325700

4. Name and address of Vincent Gallagher & Partners
person or firm responsible for preparation of drawings 4, Merrion Square, Dublin 2. Tel. No. 763882.

5. Name and address to which notifications should be sent Vincent Gallagher & Partners,
4, Merrion Square, Dublin 2.

BYE LAW APPLICATION

6. Brief description of proposed development Incorporation of a Medical Centre and other amendments.

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

8. 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. Shopping Centre. **£108.50** **18/4**

(b) Proposed use of each floor Retail & Medical Centre.

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? NO **N 35273**

11. (a) Area of Site 1.53 hectares 62 Sq. m.
(b) Floor area of proposed development (for which change of use is sought) 62 Sq. m.
(c) Floor area of buildings proposed to be retained within site 3427 Sq. m.

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

13. Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box. **18 APR 91**

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

DUBLIN Permission sought by Superquinn Ltd for the incorporation of a medical centre and for other minor alterations to the approved Superquinn Shopping Centre at Knocklyon, Dublin 16.

15. List of documents enclosed with application.
4 Copies of Drawings 626/75B & 76A & 77A Advertisement "Irish Press" Monday 15th of April, 1990. Cheque in the amount of £108.50

16. Gross floor space of proposed development (See back) 62 Sq. m.

No of dwellings proposed (if any) 0 Class(es) of Development 4

Fee Payable £108.50 Basis of Calculation 62m² x £1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Dairí P. Madden Date 17.4.1991

Application Type P FOR OFFICE USE ONLY

Register Reference 91A/0618

Amount Received £ 22/10 2.16.0

Receipt No 22/10

Date

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

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

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

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

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

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

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

PLANNING APPLICATIONS

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

BUILDING BYE-LAW APPLICATIONS

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

Cheques etc. should be made payable to: Dublin County Council.
Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.
For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

CÓMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY **DUBLIN COUNTY COUNCIL**

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

[Empty box for Receipt Code]

CHEQUE

M.O.
B.L.
I.T.

N 35273

£ 108.50

Received this 18th day of April 1991

from Vincent Callaghan & Partners
4 Merrion Square

D.2

the sum of one hundred and eight Pounds

fifty Pence, being for

planning application at Superquinn S.C.,
Knocklyon Rd.

Madeline Deane Cashier

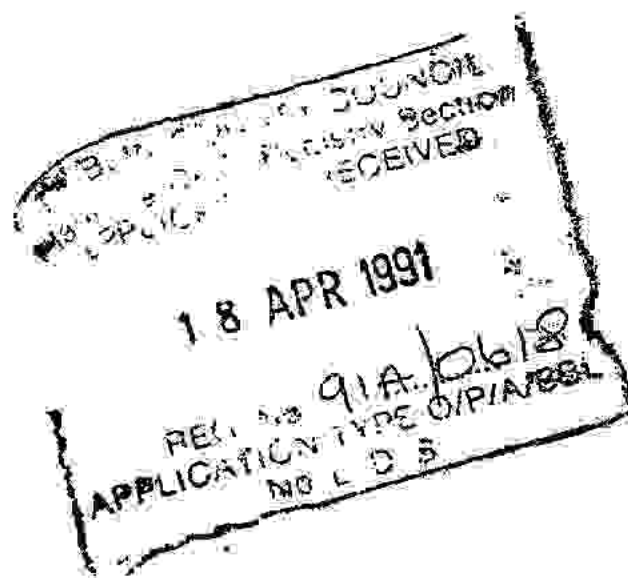
S. CAREY
Principal Officer (Class 4)

VINCENT GALLAGHER & PARTNERS ARCHITECTS & PLANNING CONSULTANTS

4 MERRION SQUARE DUBLIN 2

TEL 01-763882/761684
Fax No. 01-763883

Senior Planning Officer,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
1, Lower Abbey Street,
Dublin 1.



OUR REF.	YOUR REF.	PROJECT NUMBER	DATE
DM/AF		626	15th April, 1991.

RE: Two shops at Superquinn Knocklyon.

Dear Sirs,

We enclose herewith for your attention an Application to incorporate a medical centre within this development, which is now nearing completion.

The original Permission: Reg. Ref. 90A/1437 dated 16th of November, 1990 was for two shops and a bank A.T.M. However in response to an acutely perceived need for an amenity of this nature my Client, Superquinn, has decided to alter the design and reduce the length of the two shops and to use the space thus created for a medical centre.

This would be of benefit to the community in the district and as such enjoys considerable support. It will not be possible to commence operation until Planning Permission for the change of use has been obtained. Consequently we would ask to make a Grant of Permission at your very early convenience.

The writer would be pleased to discuss any queries you may have in connection with this Application if such a discussion would expedite a decision.

Thanking You.

Yours truly,
FOR VINCENT GALLAGHER & PARTNERS,


David P. Madden.



P.S. Please note that we are tendering a fee for change of use in respect of the Medical Centre only. The rest of the development is as constructed with the approved plans.