

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/707

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1486^{sq} ft
J.Y.
18/5/91

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: P/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

p/2791/90

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0707

Date Received : 3rd May 1991

Correspondence : Deegan Architects,
Name and : 155 Monalea Grove,
Address : Firhouse,
Dublin 24.

Development : Retention of sub division of Unit 3 to 3A, 3B and 3C.

CN 2518

Location : Castletymon Shopping Centre, Tallaght.

Applicant : M. Brady

App. Type : Permission

Zoning :

CONTRIBUTION	
Standard:	Nil
Roads:	As laid
S. Sers:	in full
Open Space:	
Other:	
SECURITY:	
Box C.I.F.:	

2/11 (GB/DK)

Report of the Dublin Planning officer dated 14th June, 1991.

This is an application for PERMISSION.

The area in which the site is located is zoned with the objective 'G', i.e. "to protect, provide for and/or improve local/neighbourhood facilities".

The proposal consists of the retention of the sub division of Unit 3, Castletymon Shopping Centre, to three separate units. Two of these are at ground level; the third is the storage space on the first floor.

The site area is quoted as 78 sq. m., and the floor area is 156 sq. m. The units are fairly standard neighbourhood shop units.

The sub-division has already taken place, with a hairdressing shop in 3B, and a dry-cleaning/laundry service in 3A. At the date of site inspection I was unable to gain access to 3C or the upper floor.

I contacted the Architect involved, who advised me that the upper floor was previously used for slot machines, etc., but that it is now vacant. The applicant is interested in using it as office space, or some other commercial use.

There would be no objection to the retention of ground floor sub-division, but the upper storey would not be suitable for office use. It has a ridge height of 2.550 metres, and no natural lighting or ventilation, and would not comply with the requirements of the Environmental Health Officer. In the circumstances, a permission could be granted for the ground floor sub-division, which would exclude the upper storey.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Castletymon Shopping Centre, Tallaght.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (3) 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.

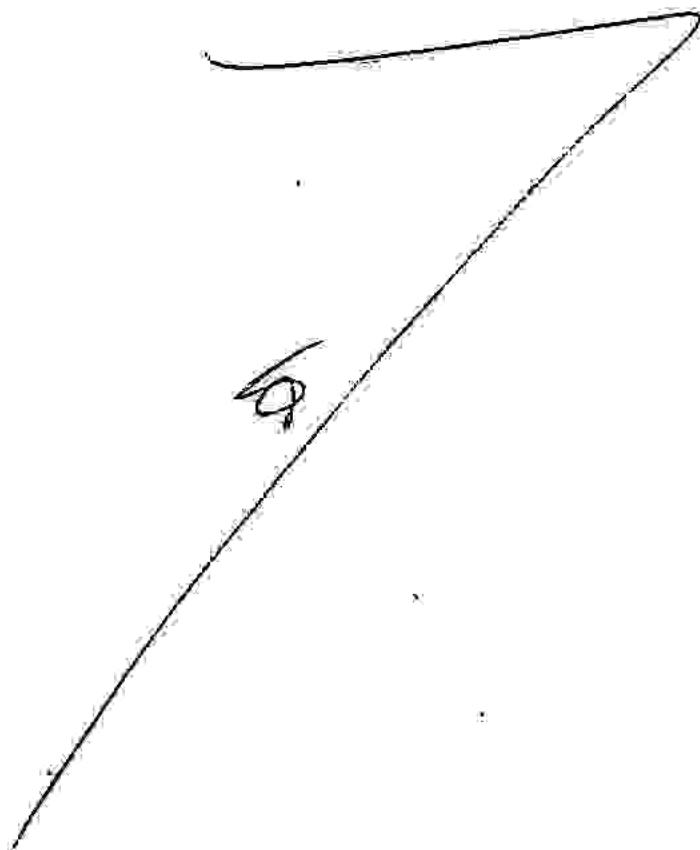
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

02 That the proposed commercial use of 'Unit 3C' ^{is} be excluded from the ~~the~~ permission. ~~down~~

02 REASON: ~~In the interest of the proper planning and development of the area.~~ The proposed unit ^{is} substandard and would not comply with the requirements of the Environmental Health Officer.

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

03 REASON: In the interest of the proper planning and development of the area.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Location: Castletymon Shopping Centre, Tallaght.

[Signature]
Endorsed:-.....
for Principal Officer

Richard Cronin SEP
for Dublin Planning Officer 17-6-91

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 (3) conditions set out above is hereby made.

Dated : 19 June 1991
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 16 June 1991.
19

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/0707

Date : 6th May 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of sub division of Unit 3 to 3A, 3B and 3C.

LOCATION : Castletymon Shopping Centre, Tallaght.

APPLICANT : M. Brady

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 3rd May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Deegan Architects,
155 Monalea Grove,
Firhouse,
Dublin 24.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place/ in appropriate box. RETENTION.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building UNIT 3, CASTLE TYMON SHOPPING CENTRE
(If none, give description sufficient to identify) TALLAGHT DUBLIN 24

3. Name of applicant (Principal not Agent) MR. M. BRADY.
Address UNIT 3 CASTLE TYMON, SHOPPING CENTRE D.24 Tel. No.

4. Name and address of person or firm responsible for preparation of drawings DEEGAN ARCHITECTS
155 MONALEA GROVE Tel. No 934675

5. Name and address to which notifications should be sent FIRHOUSE DUBLIN 24. BYE LAW APPLICATION

6. Brief description of proposed development RETENTION OF SUBDIVISION OF UNIT 3.
TD. 3A, 3B, 3C.

7. Method of drainage SEPERATE 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used. GROUND FLOOR, LAUNDRETTES & HAIRDRESSER
FIRST FLOOR, VACANT COMMERCIAL.
(b) Proposed use of each floor

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

11. (a) Area of Site 78 sq. m.
(b) Floor area of proposed development
(c) Floor area of buildings proposed to be retained within site 156 sq. m.

CO. DUBLIN permission for retention of sub division of Unit 3 to 3A, 3B and 3C at Castle Tymon Shopping Centre, Tallaght, Dublin 24 for M. Brady

RECEIVED
3/5
RECEIPT NO. 37266

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

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

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

15. List of documents enclosed with application. 4 COPIES OF DRAWINGS
4 COPIES OF OUTLINE SPECIFICATION
ADVERT IN NEWSPAPER.

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

No of dwellings proposed (if any) Class(es) of Development
Fee Payable £ 273 Basis of Calculation 1.75 per Metre @ 156 sq Metres
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Anthony J Deegan Date 30. 4. 91

Application Type P - RET. FOR OFFICE USE ONLY 3/5
Register Reference 91A/0707

Amount Received £
Receipt No 22-5
Date

RECEIVED
03 MAY 1991
ENG. SEC.

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.

SUMMARY OF CLASSES OF DEVELOPMENT/ FEES

<u>CLASS NO.</u>	<u>DESCRIPTION</u>	<u>FEE</u>
1.	Provision of dwelling - House/Flat.	£32.00 each.
2.	Domestic extensions/other improvements.	£16.00 each.
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum.
4.	Other buildings (i.e. office, 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 sq. m. (Min. £40.00).
10.	Electricity transmission lines.	£ 25.00per 1,000m.(Min. £40.00).
11.	Any other development.	£ 5.00 per 0.1ha. (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.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,

DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
incurred is the prescribed fee
No. 39086

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£ 273.00

Received this 3rd day of May 1991

from Peader Brady
Unit 3 Castlefymon S.L.,
Tallaght

the sum of two hundred and seventy three Pounds

planning application at above address

Maeleer De Cashier

S. CAREY
Principal Officer

Class 4

RECEIPT CODE

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

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

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 39066

£273.00

Received this 22 day of May 19 91

from Brenda Paddy
Unit 5 Paddy Junction S.L.
Tullagh

the sum of two hundred and seventy three Pounds

Pence being 00 for
planning application at above address

Michael O' Cashier

S. CAREY
Principal Officer



Blac 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/ 2791 /91 Date of Decision : 19th June 1991

Register Reference : 91A/0707 Date Received : 3rd May 1991

Applicant : M. Brady

Development : Retention of sub division of Unit 3 to 3A, 3B and 3C.

Location : Castletymon Shopping Centre, Tallaght.

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:- 3.....ATTACHED.

signed on behalf of the Dublin County Council.....
for Principal Officer

Date: 21.6.91.....

Deegan Architects,
155 Monalea Grove,
Firhouse,
Dublin 24.

OUTLINE SPECIFICATION
FOR UNIT 3A. 3B. 3C.
CASTLETYMON SHOPPING CENTRE
TALLAGHT DUBLIN 24
FOR M. BRADY.

DEEGAN ARCHITECTS
155 MONALEA GROVE
FIRHOUSE
DUBLIN 24.

RECEIVED
03 MAY 1991
9/1A/0707
Reg. Sec.

The whole of the works to comply with the rules and regulations of the Local Authority. Materials to be of Irish manufacture so far as it is possible, and workmanship to be of the best quality available.

FOUNDATION:

Excavate for foundations to depths and widths as shown or to such further depth as may be necessary to ensure a solid foundation.

Foundations to be of 1:2:4 concrete to the sizes shown. If considered necessary reinforced foundations with 6 lb. steel mesh fabric.

SITE CONCRETE:

The complete area beneath the house shall have 4" of site concrete (1:2:4) Mix on 6" min. hardcore. Hardcore if deeper to be laid in 6" layers.

WALLS:

External walls of the house to be 9" hollow concrete block as shown on drawings.

Internal walls to be to the thickness and dimensions as shown on the drawings built with solid concrete blocks where indicated on ground floor. External walls of garage to be built with 9" hollow concrete blocks. All blocks to be type A or B as appropriate in accordance with I.S.S. 20: 1971.

Rising walls to be bedded and jointed in cement mortar and over d.p.c. level walls to be bedded and jointed in gauged lime mortar.

External walls to be rendered in sand cement and painted. Internally walls to be generally finished with $\frac{1}{2}$ " plaster board dry lining.

D.P.C.

Damp-proof course shall be 3 ply heavy quality hessian with bitumen coating lapped min. of 6" at joints and corners and laid full width on wall.

Provide D.P.C. in rising walls at least 6" over finished ground level and under and behind all cills and vertically at all jambs in cavity walls. D.P.C. to be placed over all lintols in external walls and through all chimney stacks.

LINTOLS:

To be prestressed or precast concrete as indicated. Where precast the lintols shall be 9" deep by width of wall, and for opens up to 4'0" wide they shall be reinforced with $\frac{1}{2}$ " steel bars for every 4" of width; over 4" and up to 7'0" the bars shall be $\frac{3}{4}$ " for every 4" of width. Precast lintols shall be "Spanlite" or other equal or approved.

FLUES:

Flues shall be lined with clay flue liners min. diameter 8" and surround in weak concrete.

TIMBER

Timber for carpentry work to be white deal while timber for joinery work shall be red deal or selected pine as may be indicated. All timber shall be treated with preservative. All rough timber where built into or in concrete with the structure shall be treated with Cuprionol green preservative. Joinery work shall be treated with Sadolins PX 65 clear timber preservative in accordance with manufacture's instructions.

FLOORS

Ground floor to be 6" concrete on polythene on 6" hardcore.

Upper floors to 1" nom. t. & g. boarding on 7" x 2" joists at 16" centres with solid bridging at 6'0" max. centres.

ROOF:

Pitched roofs shall be generally at 33° pitch or as otherwise indicated and consist of 4½" x 1½" rafters at 14" centres on 7" x 2" purlins and 3" x 2" wall plate with 4½" x 1½" collars to every third rafter. Ceiling rafters shall be 4½" x 1½" centres. Hip rafters and valley rafters shall be 7" x 1½" and the ridge piece shall be 7½" x ½". Roofing tiles shall be selected concrete tiles on 2" x 1" battens. Ridge tiles shall match.

Flat roof to be covered with 3 layers roofing felt on 1" prefelted chipboard on firring with 1 in 80 fall on 7" x 1½". Solid bridging to be as for floors.

CEILINGS:

Ceiling to be slabbed with plasterboard and finished with aertex.

PARTITIONS:

Stud partitions to be 3" x 2" thick as indicated and formed with 2" studs at 16" centres on 2" cill piece and 2" head and having noggins at 3'0 intervals and staggered. Partitions to be slabbed with ½" plasterboard drylining.

STAIRCASE:

Staircase to be to detail.

WINDOWS:

To be timber framed G.W.I. type windows where indicated otherwise to be to detail.

DOORS:

Main entrance door to be panelled door to detail. Other external doors to be glazed door or timber shested as indicated.

Patio doors to be framed and glazed to detail.

Internal doors plus all locks & door furniture to be selected by Architect.

KITCHEN UNITS:

The Kitchen layout and units to be to specialist's detail.

CUPBOARDS ETC

All built-in-units - cupboards etc. shall be to detail.

SKIRTINGS:

To be ex. 4" x 1".

FIREPLACE:

To be selected by Architect.

INSULATION:

House shall be insulated to conform with Local Government requirements. Storage tank and pipe work in roof space shall be insulated with preformed expanded polystyrene.

FLASHINGS:

All flashings to chimneys flat roofs etc. to be lead, sheet aluminium or copper as selected.

VENTS:

Wall vents to be 9" x 9" louvred aluminium with selected P.V.C. louvres internally. Floor vents to be 9" x 4" louvred aluminium.

DRAINAGE:

Drainpipes, gullies and fittings shall be heavy duty P.V.C.

Surface water to be disposed of to separate surface water drain on site.

Foul drains to be connected to common foul drain and thence to public sewer.

Manholes shall be constructed with 9" concrete slab bottom (1:4 conc.) and have 9" solid blockwork walls rendered internally with 3 : 1 sand cement plaster and have $\frac{1}{2}$ round channell with appropriate branches and be haunched up in sand cement on each side. Covers shall be galvanised cast iron with single seal.

H.W.P. AND GUTTERS:

Gutters to be 5" half round P.V.C. gutters with 3" downpipes fixed clear of wall face.

PLUMBING

Generally cold water service pipes shall be Wavin while hot water service pipes shall be half hard light gauge copper tubing to BS 2871 Part 1 with compressions joints.

Take $\frac{1}{2}$ " connection from water main crossing site and connect to rising main.

Rising main to be $\frac{1}{2}$ " (with stopcock above ground floor level) connected to 100 gallon galvanised cistern in roof space and servicing kitchen sink with $\frac{1}{2}$ " branch to cold tap. From tank $\frac{3}{4}$ " cold water service pipe connects to bath, and 30 gal. copper cylinder with $\frac{1}{2}$ " branches to w.c. and w.h.b. The last 6'0" of the connection to the cylinder shall be in copper. From cylinder take $\frac{3}{4}$ " expansion pipe to discharge over storage cistern with $\frac{3}{4}$ " feed to bath and $\frac{1}{2}$ " branches to w.h.b. and sink. Cistern to be $\frac{3}{4}$ " overflow pipe and cylinder to be heated with dual electric immersion.

Stopcock to be placed on all pipes serving bathroom and kitchen to allow isolation of either group of fittings.

Soil and waster drainage to be a two pipe system as shown on drawings. Pipes and fittings to be P.V.C. jointed and fixed in accordance with manufactures instructions.

SANITARY WARE:

Kitchen sink and drainer to be stainless steel with c.p. pillar cocks. W.C. suites and w.h.b's shall be vitreous china with c.p. fittings. Showers to be cabinet type with c.p. fittings. Baths to be vitreous enamel with c.p. fittings.

GLASS:

Generally glass shall be clear sheet glass with selected obscure glass to bathrooms and toilets.

DECORATION:

External wall surfaces shall be painted with exterior grade emulsion paint.

Internally walls shall be wallpapered in living rooms and bedrooms with oil paint on walls of bathrooms and kitchens.

Doors and windows shall be painted inside and out with oil paint.

HEATING:

Oil fired low pressure hot water system of radiators and convectors.

ELECTRICITY

Installation to be in accordance with E.S.B. regulations and the I.E.E. Code of Practice.

SITE WORKS:

Driveway to be concrete. Paving to be precast concrete paving slabs. Existing trees to be retained. New planting to be as indicated on drawing.