

Councillor T. Kitt,  
3 Pine Valley Drive,  
Rathfarnham,  
Dublin 16.

Our Ref.: 91A/0558

18 December 1991

RE: Proposed shop to side of 61 Pearse Bros. Park, Whitechurch  
for W. McDonald.

Dear Councillor Kitt,

I refer to your recent representations in connection with the  
above planning application.

I now wish to inform you that by Order Dated 16th December 1991  
it was decided to GRANT PERMISSION for the above proposal.

Yours faithfully,

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

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 558

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H + P 20 / 12 / 96 == ==	Noted by Hammor		

3 May 1991

your ref: AW61

Ray Burke Esq., T.D.,  
Minister for Justice,  
Office of the Minister for Justice,  
Baile Atha Cliath, 2.

---

RE/ Planning Application Reg. Ref. No. 91A/0487

Dear Minister,

I wish to refer to your recent letter in which you make enquiries regarding an application for planning permission submitted on behalf of Mr. Gerry Stafford, Jordanstown, Oldtown, for a house, septic tank and entrance at Clonmethuan, Balrothery West, Co. Dublin.

I wish to inform you that this application, 91A/0487, was received in this Department on the 28th March, 1991. No decision has been made to date.

Your representation have been noted and will be drawn to the attention of the Planning Officer for the area.

Yours sincerely,

  
for PRINCIPAL OFFICER

DD/MC

3 May 1991

Councillor Tom Kitt T.D.,  
3, Pine Valley Drive,  
Rathfarnham,  
Dublin 16.

---

Dear Councillor,

I wish to refer to your recent letter in which you make representations on behalf of Mr. B. McDonald, who has applied for planning permission for a shop to the side of premises at 61 Pearse Brothers Park, Ballyboden, Dublin 16.

I wish to inform you that this application, Reg. Ref. 91A/0558, was received in this Department on the 10th April, 1991. No decision has been made to date.

Your representations have been noted and will be drawn to the attention of the Planning Officer for the area.

Yours sincerely,

-----  
for PRINCIPAL OFFICER

DD/MC

Councillor T. Kitt,  
3 Pine Valley Drive,  
Rathfarnham,  
Dublin 16.

Our Ref.: 91A/558

30 May 1991

RE: Proposed shop to side of 61 Pearse Bros. Park, Whitechurch  
for W. McDonald.

Dear Councillor Kitt,

I refer to your recent representations in connection with the  
above planning application.

I now wish to inform you that the Planning Authority requested  
additional information from the applicant on 28th May, 1991.

Yours faithfully,

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

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 558

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H+P <u>23/4/91</u></p>	<p>Miss Barry Hannon Rec permission be granted.</p> <p>Small bicycle repair shop. operator for a no. of years. Local Res Assoc. supports</p>		



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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/558

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 207 FT<sup>2</sup>

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED:

ENTERED IN CONTRIBUTIONS REGISTER:

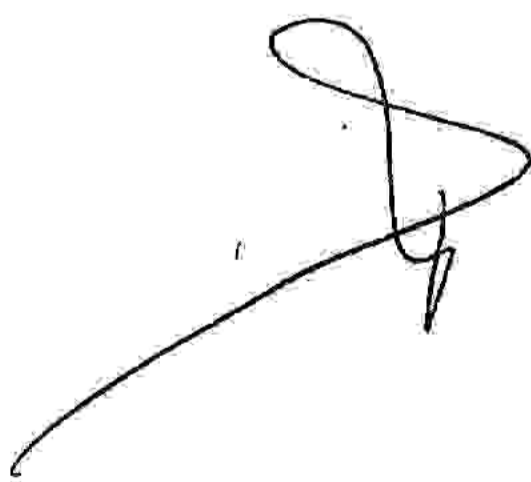
J.Y.  
15/4/91

$$\frac{207}{1000 @ 750}$$

DEVELOPMENT CONTROL ASSISTANT/GRADER

= £ 155

12/12/91





Urgent

(SS only)

Register Reference : 91A/0558

Date : 30th October 1991

Development : Shop to side

LOCATION : 61 Pearse Bros. Park, Whitechurch

Applicant : W. McDonald

App. Type : Additional Information

Planning Officer : M.O'SHEE

Date Recd. : 23rd October 1991

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

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Date received in sanitary services .....

.....  
FOUL SEWER

*Available as indicated.*

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	6.12.91
Time .....	9.30

.....  
SURFACE WATER

*Available; the applicants, must dispose of surface water to the surface water sewer indicated.*

*M. M. M. M. M.*  
28.11.91

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

DUBLIN Co. COUNCIL
- 6 NOV 1991

*J.R.*  
29/11/1991

*Filed 49*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 6.12.91 .....  
Time ..... 9.30 .....

Register Reference : 91A/0558

Date : 30th October 1991

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

WATER SUPPLY.....  
*Available. See previous report  
VOSelli  
8/10/91*

.....  
ENDORSED *[Signature]* \_\_\_\_\_ DATE *2/12/91*

DUBLIN Co. COUNCIL  
- 6 NOV 1991  
SAN SERVICES

Councillor T. Kitt,  
3 Pine Valley Drive,  
Rathfarnham,  
Dublin 16.

Our Ref.: 91A/0558

18 December 1991

RE: Proposed shop to side of 61 Pearse Bros. Park, Whitechurch  
for W. McDonald.

Dear Councillor Kitt,

I refer to your recent representations in connection with the above planning application.

I now wish to inform you that by Order Dated 16th December 1991 it was decided to GRANT PERMISSION for the above proposal.

Yours faithfully,

L. J.  
for Principal Officer.

**COMHAIRLE CHONTAE ÁTHA CLIATH****Record of Executive Business and Manager's Orders**

Standard:	155
Fields:	
S. Sers:	
Open Space:	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Proposed shop to side of 61, Pearse Bros. Park, Whitechurch for W. McDonald.

Mr. P. Watson,  
72, Watson Road,  
Churchtown,  
Dublin 14.

Reg. Ref. 91A-0558  
Appl. Rec'd: 10.04.1991  
Floor Area: 17m<sup>2</sup>  
Site Area:  
Zoning: A

Addit. Infor. Rec 23 (10/91)

Report of the Dublin Planning Officer, dated 9 December 1991

This is an application for PERMISSION. The proposed development consists of a shop to the side of 61, Pearse Bros. Park, Whitechurch for Mr. W. McDonald.

There is no record of any previous planning applications on the site.

No. 61 is an end of terrace house. There is an existing single storey extension, c. 32 sq. m. floor area, at the side of the house which is presently being used as a cycle shop and workshop. In this application it is proposed to construct an extension, c. 19.8 sq. m. in area for use as a bicycle shop. The proposed extension is located at the side of the house and connected to the existing cycle workshop. The floor area of the proposed workshop and bicycle shop is c. 42 sq. m. The applicant informed me while on site that he has been repairing bicycles as a hobby on this site over a long number of years, but has been repairing bicycles on a full time basis since 1984, in the extension at the side of the house. There is no history of enforcement on this site. A letter has been received from the Development Department, Dublin County Council which states that a part of Council owned land is included in the site of this application. It states that the applicant has applied to Dublin County Council to purchase the site in question and that terms for the disposal of the land have been offered to him. As part of this application, a letter has been submitted by the Pearse Bros. Residents Association, which states that it fully supports the application, on the basis that the applicant has provided a bicycle repair service to the residents over a number of years.

The site is zoned 'A' in the 1983 County Development Plan, where it is the objective of the Planning Authority "to protect and/or improve residential amenity." Neighbourhood shop is a use which is open for consideration in this zone.

The following additional information was requested of the applicant by order dated 28th May, 1991:

1. The applicant is to demonstrate that the proposed development will not interfere with the required wayleave (i.e. 5 metres at either side of existing public sewer).

(Continued)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed shop to side of 61, Pearse Bros. Park, Whitechurch for W. McDonald.

(Continued)

The applicant has amended the proposed layout of the shop to provide for a 4 metre distance between the proposed shop and the existing foul sewer. The nett floor area of the proposed shop now measures c. 17.4 sq. m.

The Sanitary Services report (dated 2nd December, 1991) states that the applicant must dispose of the surface water to the surface water sewer indicated. The Sanitary Services Engineer has confirmed (phone 6th December, 1991) that the additional information submitted which shows a distance of 4 metres being maintained between the foul sewer and the new shop is acceptable in view of the fact that the sewer is located at less than 3 metres from the ~~foul sewer~~. *On site*

The proposed development is modest in scale, and has the support of the residents of Pearse Bros. Estate.

The proposed development is considered acceptable subject to a condition restricting the use of the proposed shop for the repair of bicycles and the sale of ancillary parts, etc. and preventing the sale of bikes. A condition should also be attached prohibiting the sale or subletting of the proposed shop and workshop, and restricting the use of the aforementioned ~~to the applicant and/or her immediate family while they are in occupation of the house to the occupant of the~~ *adjoining house*

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following (8) conditions:-

(MOS/DK)

(Continued)

Endorsed:- *[Signature]*  
for Principal Officer

*Richard Cernino SEP*  
For Dublin Planning Officer

11-12-91

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 (8) conditions set out above is hereby made.

Dated: 16<sup>th</sup> December, 1991.

*[Signature]*  
Dublin City and County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10<sup>th</sup> December 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed shop to side of 61, Pearse Bros. Park, Whitechurch for W. McDonald.

### CONDITIONS

### REASONS FOR CONDITIONS

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information submitted on 23rd October, 1991, save as may be required by the other conditions attached hereto.

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

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

2. In order to comply with the Sanitary Services Acts, 1878-1964.

3. That the disposal of surface water from the proposed development is to be in accordance with the requirements of the Sanitary Services Department. No surface water is to be disposed of into the foul sewage system.

3. In order to comply with the Sanitary Services Acts, 1878-1964.

4. ~~No bicycle sales are to take place from the proposed shop and workshop.~~ The use of the premises is to be restricted to the repair of bicycles and the sale of ancillary bicycle parts. No change of use of any part of the premises is to take place without the prior approval of the local authority.

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

5. That ~~the~~ <sup>operated</sup> proposed shop and workshop be generated only by person or persons in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.

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

6. That no advertising <sup>on all premises</sup> sign or structure be erected, ~~except those~~ which are exempted development, without the prior approval of the Planning Authority.

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

7. ~~There~~ items to be displayed outside the premises

(See Condition 8 only)

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed shop to side of 61, Pearse Bros. Park, Whitechurch for W. McDonald.

CONDITIONS

REASONS

8. That a financial contribution in the sum of £155. be paid by the proposer to Dublin County Council towards the provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid prior to the commencement of development on site.

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



16

Margaret O'Shea

Urgent

(SS only)

Register Reference : 91A/0558

Date : 30th October 1991

Development : Shop to side

LOCATION : 61 Pearse Bros. Park, Whitechurch

Applicant : W. McDonald

App. Type : Additional Information

Planning Officer : M.O'SHEE

Date Recd. : 23rd October 1991

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

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Date received in Sanitary Services .....

.....  
FOUL SEWER

*Available as indicated.*

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date .....	6.12.91
Time .....	9.30

.....  
SURFACE WATER

*Available; the applicants, must dispose of surface water to the surface water sewer indicated.*

*Sturrock*  
28.11.91

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

DUBLIN Co. COUNCIL	
-6 NOV 1991	

*J.R.*  
*29/11/1991*

*Filed 43*



PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ... 6.12.91  
Time ... 9.30

Register Reference : 91A/0558

Date : 30th October 1991

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

WATER SUPPLY.....  
*Available. See previous report  
Vobelli  
study*

.....  
ENDORSED *[Signature]* DATE 2/12/91

DUBLIN Co. COUNCIL  
- 6 NOV 1991  
SAN SERVICES

P/2349/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0558

Date Received : 10th April 1991

Correspondence : Mr P. Watson,  
Name and : 72 Watson Road,  
Address : Churchtown,  
Dublin 14.

Development : Shop to side

Location : 61 Pearse Bros. Park, Whitechurch

Applicant : W. McDonald

App. Type : Permission

Zoning :

(MOS/DK)

Report of the Dublin Planning Officer dated 22nd May, 1991.

This application is for PERMISSION. The proposed development consists of a shop to the side of 61, Pearse Bros. Park, Whitechurch for Mr. W. McDonald.

There is no record of any previous planning applications on the site.

No. 61 is an end of terrace house. There is an existing single storey extension, c. 32 sq. m. floor area, at the side of the house which is presently being used as a cycle shop and workshop. In this application it is proposed to construct an extension, c. 19.8 sq. m. in area for use as a bicycle shop. The proposed extension is located at the side of the house and connected to the existing cycle workshop. The floor area of the proposed workshop and bicycle shop is c. 42 sq. m. The applicant informed me while on site that he has been repairing bicycles as a hobby on this site over a long number of years, but has been repairing bicycles on a full time basis since 1984, in the extension at the side of the house. There is no history of enforcement on this site. A letter has been received from the Development Department, Dublin County Council which states that a part of Council owned land is included in the site of this application. It states that the applicant has applied to Dublin County Council to purchase the site in question and that terms for the disposal of the land have been offered to him. As part of this application, a letter has been submitted by the Pearse Bros. Residents Association, which states that it fully supports the application, on the basis that the applicant has provided a bicycle repair service to the residents over a number of years.

The site is zoned 'A' in the 1983 County Development Plan, where it is the objective of the Planning Authority "to protect and/or improve residential amenity". Neighbourhood shop is a use which is open for consideration in this

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

zoned.

Before a decision is made on this application,

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

- 01 The applicant is to demonstrate that the proposed development will not interfere with the required wayleave (i.e. 5 metres at either side of ~~public sewer~~ public sewer).

*Richard...Cremius...SEP*  
.....  
for Dublin Planning Officer  
23.5.91

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

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

Dated : ..... *28 May 1991* .....

*[Signature]*  
.....  
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.

MOS

PK



Bosca 174  
P. O. Box 174  
11 Cearnog Parnell,  
11 Parnell Square,  
Baile Atha Cliath 1  
Dublin 1.  
Telephone. (01)727777  
Fax. (01)727247

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Block 2,  
Irish Life Centre,  
Lr. Abbey Street,  
DUBLIN 1.

Our Ref. Dev. LD. 310.  
Your Ref.  
Date 1st May, 1991.

02 MAY 91

RE: Planning Application Reg. Ref. 91A/0558 - Proposed extension  
at 61 Pearse Brothers Park, Whitechurch, Dublin 16.

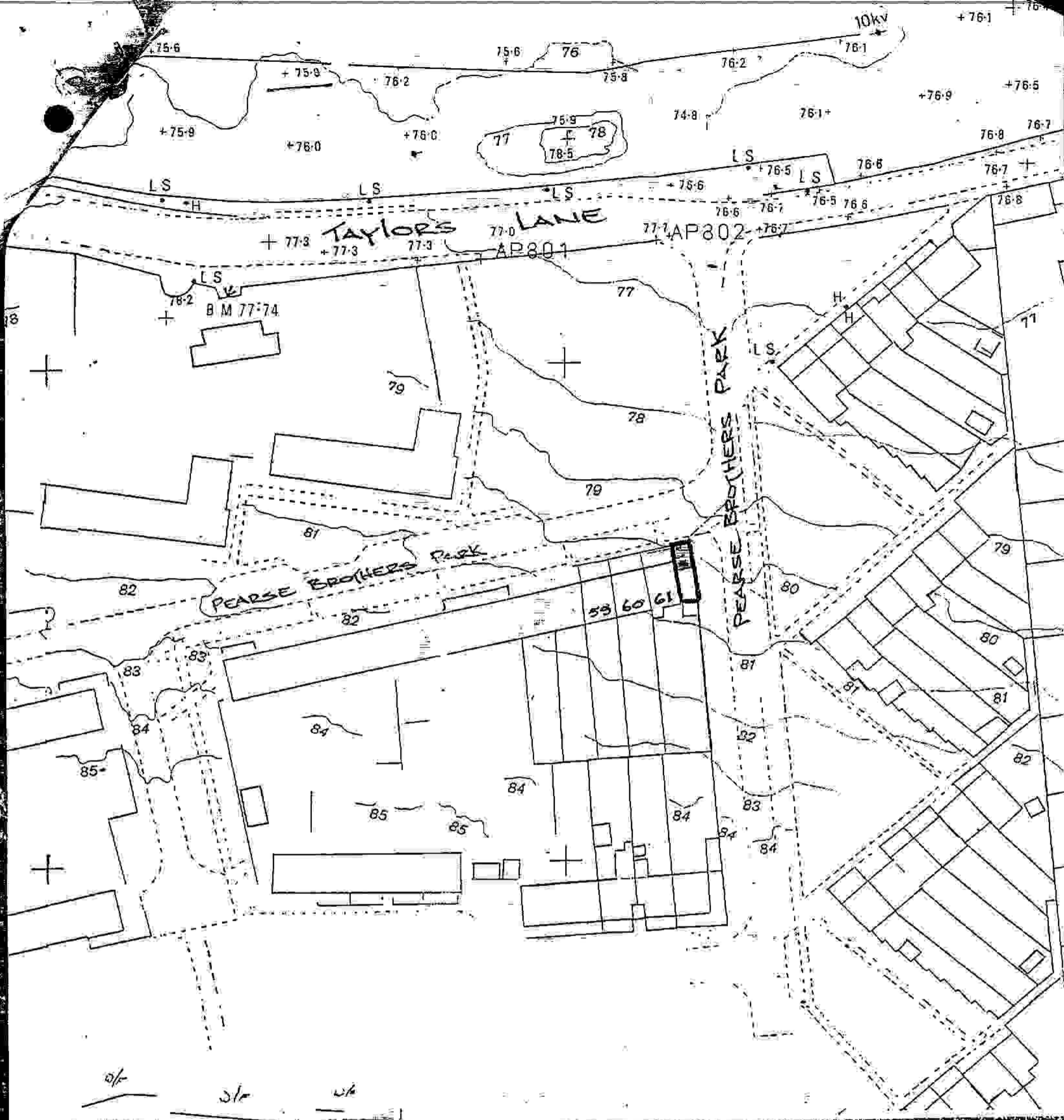
I note that the applicant in the above case, Mr. W. McDonald, appears to have included a plot of Council land in the map submitted with the application.

Mr. McDonald has applied to purchase the plot in question, as shown outlined in red on the attached copy Drawing No. SLA 322/84, and terms for the disposal of same were offered to him on 16th April, 1991. No reply has yet been received.

For. E. Brennan  
Senior Administrative Officer,  
Development Department.

MOS/JOR

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 3/5/91 .....  
Time ..... 10 am .....



**DUBLIN COUNTY COUNCIL**  
**Land Acquisition, Tech.**

DRAWING NO. SLA. 322/84 O.S. REF. 3391-16+17  
 DATE. 1 25/5/84 DRAWN BY *N Saunders*  
 SCALE 1:1000 APPROVED BY  
 DEV. FILE NO. DEV. 310 *William Donald*

PROJECT: Land @ 61 Pearse Bros. Park, Ballyboden  
 LAND TO BE DISPOSED TO MR. W. McDONALD

Gross Area	0.008 Acres	33 m <sup>2</sup>
Road Area	—	— m <sup>2</sup>
Nett. Area	0.008 Acres	33 m <sup>2</sup>

5 METRES EITHER SIDE OF SEWER, TO BE PRESERVED AS MAINTENANCE WAYLEAVE, BY DUBLIN COUNTY COUNCIL. PART OF THIS SITE AFFECTED BY WAYLEAVE COLOURED YELLOW

Mr. A. Smith,  
Principal Officer,  
Planning Department,  
Block 2,  
Irish Life Centre,  
11, Abbey Street,  
DUBLIN 1.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

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

## Notification of Decision to Grant Permission/

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

To **Mr. P. Watson,**  
**72 Weston Road,**  
**Churchtown,**  
**Dublin 2/4**

Decision Order **P/5626/91** **16.12.91**  
Number and Date  
Register Reference No. **91A/0558**  
Planning Control No. **10.04.91**  
Application Received on

Applicant **W. McDonald.** **A.I. Recd. 23.10.91** **Floor Area: 17 sq.m.**

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

**shop to side of 61 Pearse Bros. Park, Whitechurch.**

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information submitted on 23rd October, 1991, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That the disposal of surface water from the proposed development is to be in accordance with the requirements of the Sanitary Services Department. No surface water is to be disposed of into the foul sewage system.	3. In order to comply with the Sanitary Services Acts, 1878-1964.
4. The use of the premises is to be restricted to the repair of bicycles and the sale of ancillary bicycle parts. No change of use of any part of the premises is to take place without the prior approval of the local authority.	4. In the interest of the proper planning and development of the area.

Over .....

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

16 December 1991

Date

**IMPORTANT: Turn overleaf for further information**

CONDITIONS

REASONS FOR CONDITIONS

5. That the proposed shop and workshop be operated only by person or persons in residence in the dwelling of which it forms part and that it not be separated from the existing dwelling either by way of sale or letting or otherwise.

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

7. That no items be displayed outside the premises.

8. That a financial contribution in the sum of £155. be paid by the proposer to the Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

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

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

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

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



**NOTE:**

If there is no appeal to An Bord Pleanala against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.



# DUBLIN COUNTY COUNCIL

REASONS FOR CONDITIONS

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT

BLOCK 2  
IRISH LIFE CENTRE  
1R ABBEY STREET  
DUBLIN 1

**Notification of Decision to Grant Permission**

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

To: Mr. P. Watson,  
72 Weston Road,  
Churchtown,  
Dublin 14

Decision Order: P/5626/91.16.12.91  
Number and Date  
Register Reference No. 91A/0558  
Planning Control No. 10.04.91

Applicant: W. McDonald. A.I. Recd. 23.10.91 Floor Area: 17 sq.m.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to grant Permission for a shop to side of 61 Pearse Bros. Park, Whitechurch.

**SUBJECT TO THE FOLLOWING CONDITIONS**

**CONDITIONS**

**REASONS FOR CONDITIONS**

1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by additional information submitted on 23rd October, 1991, save as may be required by the other conditions attached hereto.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.
3. That the disposal of surface water from the proposed development is to be in accordance with the requirements of the Sanitary Services Department. No surface water is to be disposed of into the foul sewage system.
4. The use of the premises is to be restricted to the repair of bicycles and the sale of ancillary bicycle parts. No change of use of any part of the premises is to take place without the prior approval of the local authority.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. In order to comply with the Sanitary Services Acts, 1878-1964.
4. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

For Principal Officer

16 December 1991

**IMPORTANT: Turn overleaf for further information**

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/0558

Date : 23rd October 1991

Our Ref.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 TO 1990

Date

Dear Sir/Madam,

DEVELOPMENT : Shop to side

LOCATION : 61 Pearse Bros. Park, Whitechurch

APPLICANT : W. McDonald

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 23rd October 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Mr P. Watson,  
72 Watson Road,  
Churchtown,  
Dublin 14.

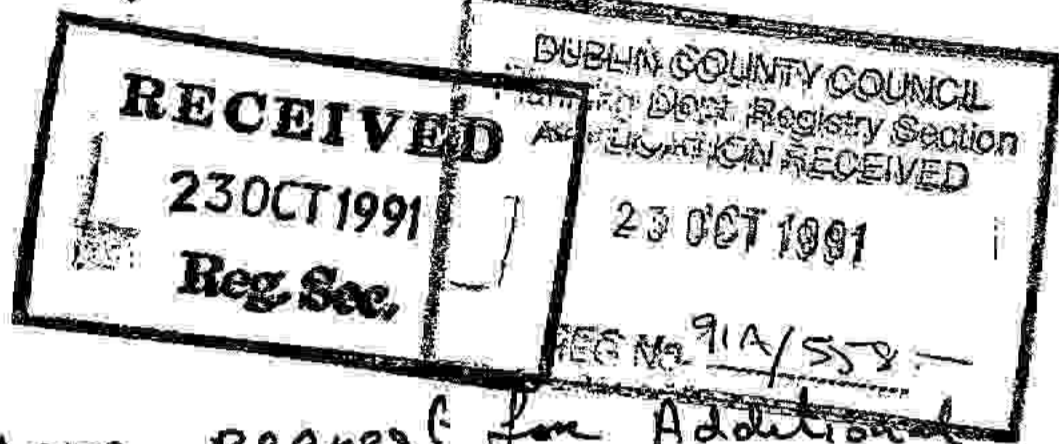
# 4 ADDITIONAL Information 4

72 Weston Road  
Churchtown  
Dublin 14

91A/558  
1.2.0  
A.I.

RE: Shop to side of 61 Pease Bros. Park  
Whitechurch for W. McDonald.

Reg. Ref: 91A/0558



Dear Sirs,

Further to your request for Additional Information please now find enclosed amended drawings in respect of above proposal.

We have met and agreed with sanitary services that as the existing foul sewer manhole is located at the end of an existing terrace and alongside an open space and as the direction of the sewer runs at an angle towards Taylors Lane they have agreed that the building line of the proposed shop should be set back four (4) metres from the existing Foul sewer m.h.

We have amended the drawing accordingly and now submit same,

Yours faithfully  
Patrick Watson



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

Decision Order Number : P/ 2349 /91 Date of Decision : 28th May 1991

Register Reference : 91A/0558

Date Received : 10th April 1991

Applicant : W. McDonald

Development : Shop to side

Location : 61 Pearse Bros. Park, Whitechurch

Dear Sir/Madam,

With reference to your planning application, received here on 10.04.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The applicant is to demonstrate that the proposed development will not interfere with the required wayleave (i.e. 5 metres at either side of existing public sewer).

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

*[Handwritten Signature]*

PRINCIPAL OFFICER

Date : 29/5/91

Mr P. Watson,  
72 WESTON Road,  
Churchtown,  
Dublin 14.

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/0558

Date : 11th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : Shop to side

LOCATION : 61 Pearse Bros. Park, Whitechurch

APPLICANT : W. McDonald

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received on 10th April 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Mr P. Watson,  
72 Watson Road,  
Churchtown,  
Dublin 14.



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 61 PEARSE BROS PARK  
(If none, give description sufficient to identify) WHITECHURCH DUBLIN 16 N 35154

3. Name of applicant (Principal not Agent) MR. W. MC DONALD  
Address 61 PEARSE BROS PARK Tel. No. 934916

4. Name and address of person or firm responsible for preparation of drawings P. WATSON 72 WESTON ROAD  
CHURCHTOWN DUBLIN 14 Tel. No. 984137

5. Name and address to which notifications should be sent P. WATSON 72 WESTON ROAD  
CHURCHTOWN DUBLIN 14

6. Brief description of proposed development Proposed Bicycle Shop NTU

7. Method of drainage MAINS SUPPLY B. 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 SHOP & WORKSHOP  
(b) Proposed use of each floor SHOP & WORKSHOP

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

11. (a) Area of Site ..... Sq. m.  
(b) Floor area of proposed development 19 m<sup>2</sup> ..... Sq. m.  
(c) Floor area of buildings proposed to be retained within site 30.5 m<sup>2</sup> ..... Sq. m.

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

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

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

15. List of documents enclosed with application. 4 COPIES OF PLANS, ELEVATION & SECTIONS  
4 COPIES OF SITE PLANS & SITE LOCATION MAPS  
4 COPIES OF SPECIFICATION  
COPY OF ADVERT

RD. DUBLIN Permission sought for shop to side of 61 Pearse Bros. Park, Whitechurch, Dublin 16. W. Mc Donald. Application for 4

16. Gross floor space of proposed development (See back) 19 m<sup>2</sup> ..... Sq. m.

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

Fee Payable 40-00 Basis of Calculation COMMERCIAL  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) William McDonald Date 5/4/91

Application Type Planning FOR OFFICE USE ONLY

Register Reference 91A/05580 2-8-0

Amount Received £ ..... 0/4

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) 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.

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW API</u>		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	New Charges Effective 15/2/88
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	A £55 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	B £30 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	C £3.50 per m <sup>2</sup> (min. £70)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	D £1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. £70)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	E £200
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.	F £9.00 per 0.1 ha. (£70 min.)
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 <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.

# COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

Issue of this receipt is not an

CASH

CHEQUE

M.O.

RT

LT

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

Application fee tendered is the prescribed application fee. N 35154

£ 40.00

Received this

10th day of April 1977

from

Patrick Wilson  
72 Weston Road

the sum of

forty

Pounds

Pence, being

application at 61 Pearse Brothers pub, Whitechurch D.16

Michael O'Hara

Cashier

S. CAREY  
Principal Officer

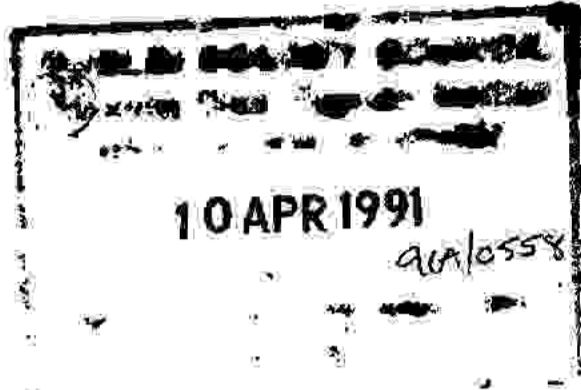
Class 4



# Pearse Bros. Residents Association

9, Pearse Bros PK,  
Ballyboden,  
Rathfarnham,  
Dublin 16.

Our Ref. 946/72

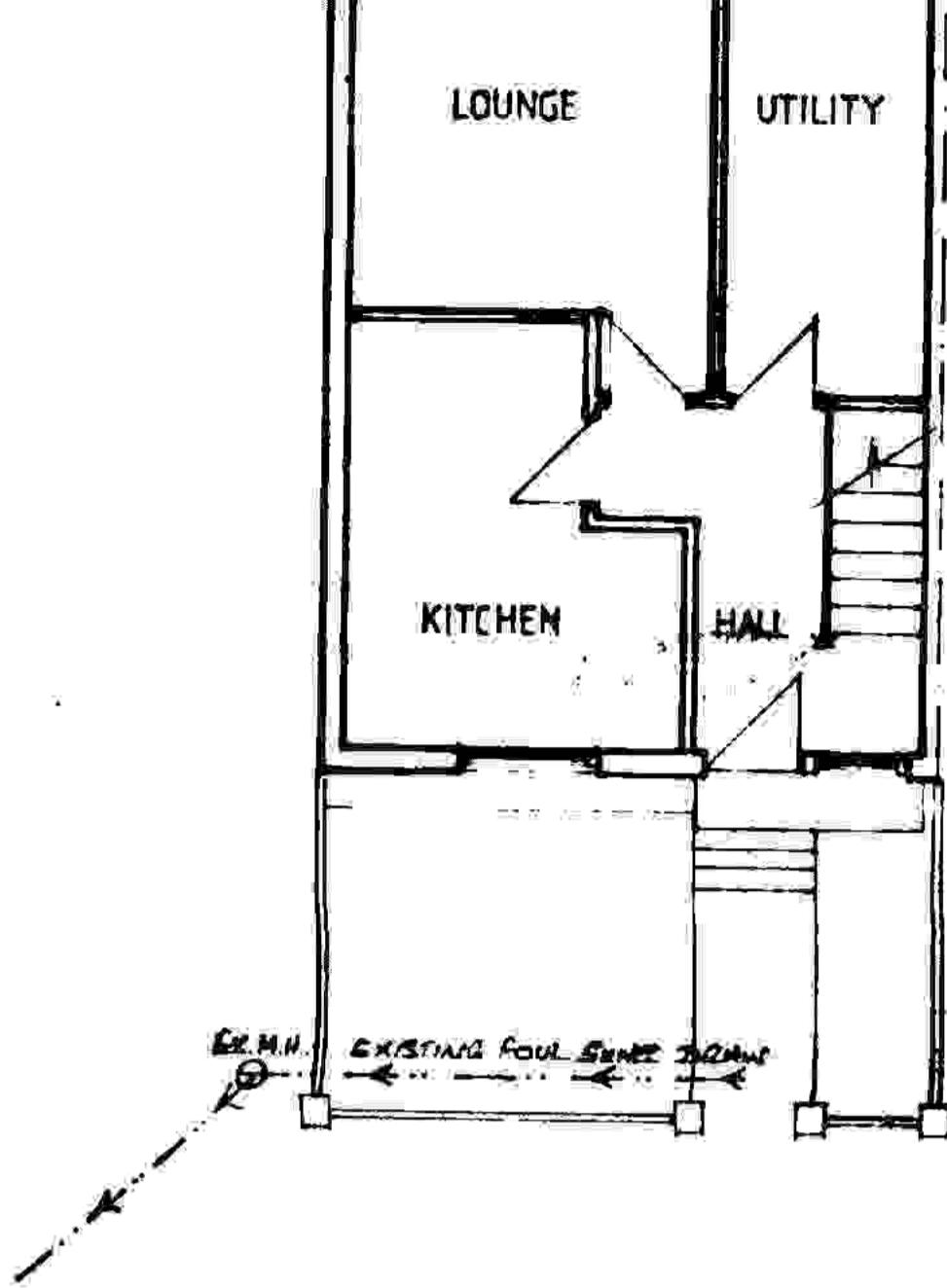


Date 29<sup>th</sup> March 1991

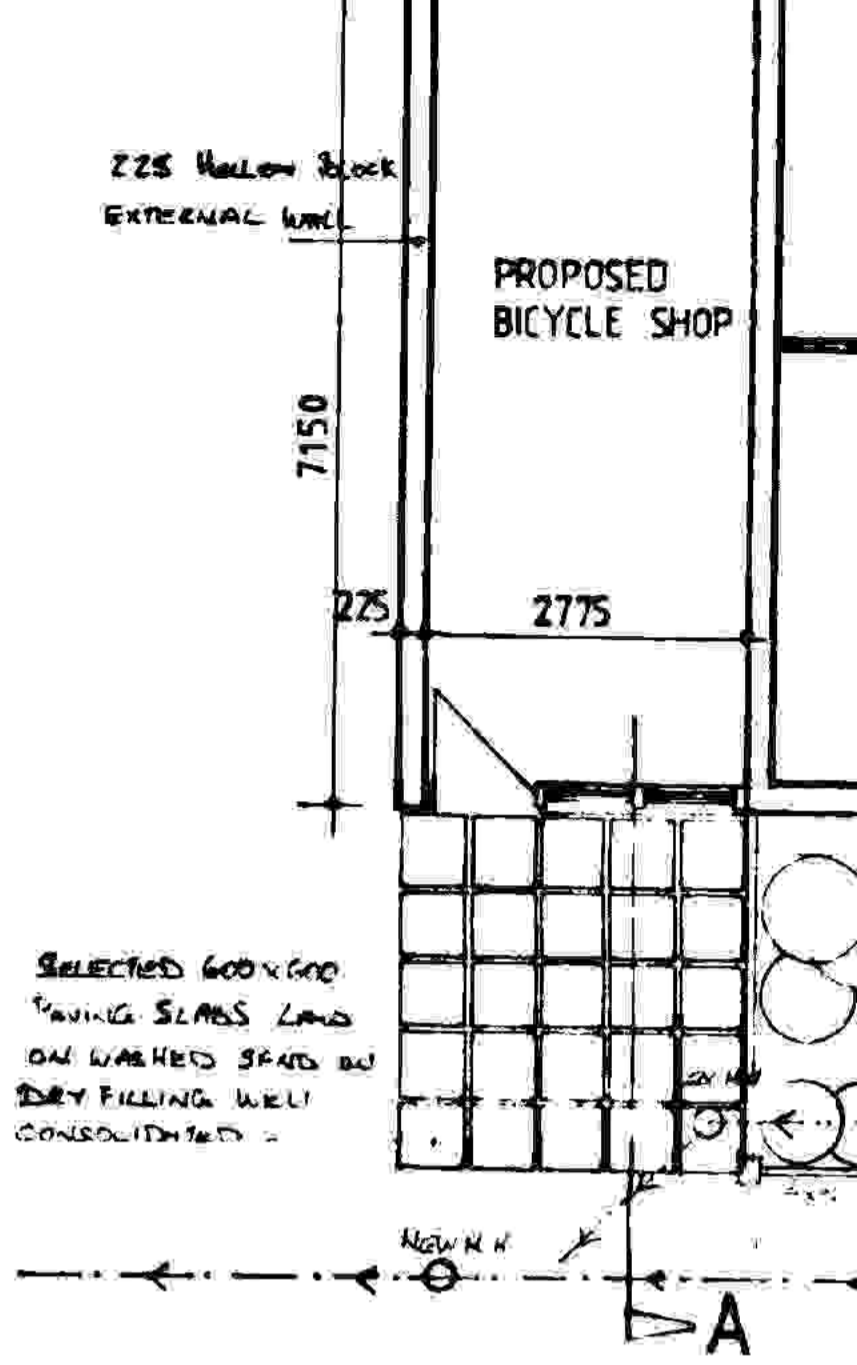
Dear Sir

The committee has requested me to write to you. This is regarding Mr William McDonald of 61 Pearse Bros PK, Ballyboden, Rathfarnham, Dublin 16. who is seeking planning Permission to open a cycle shop. And to state that we fully support his application, we also would like you to know that our members also fully support his application. It should also be noted that Mr McDonald supplied our area with a great service of repairing our residents cycles over a number of years and this saved them a lot of ~~hardship~~ <sup>hardship</sup> in having to travel miles to have their cycles repaired. So we think this shop would be a great access to our area. We trust that you will consider and grant his application.

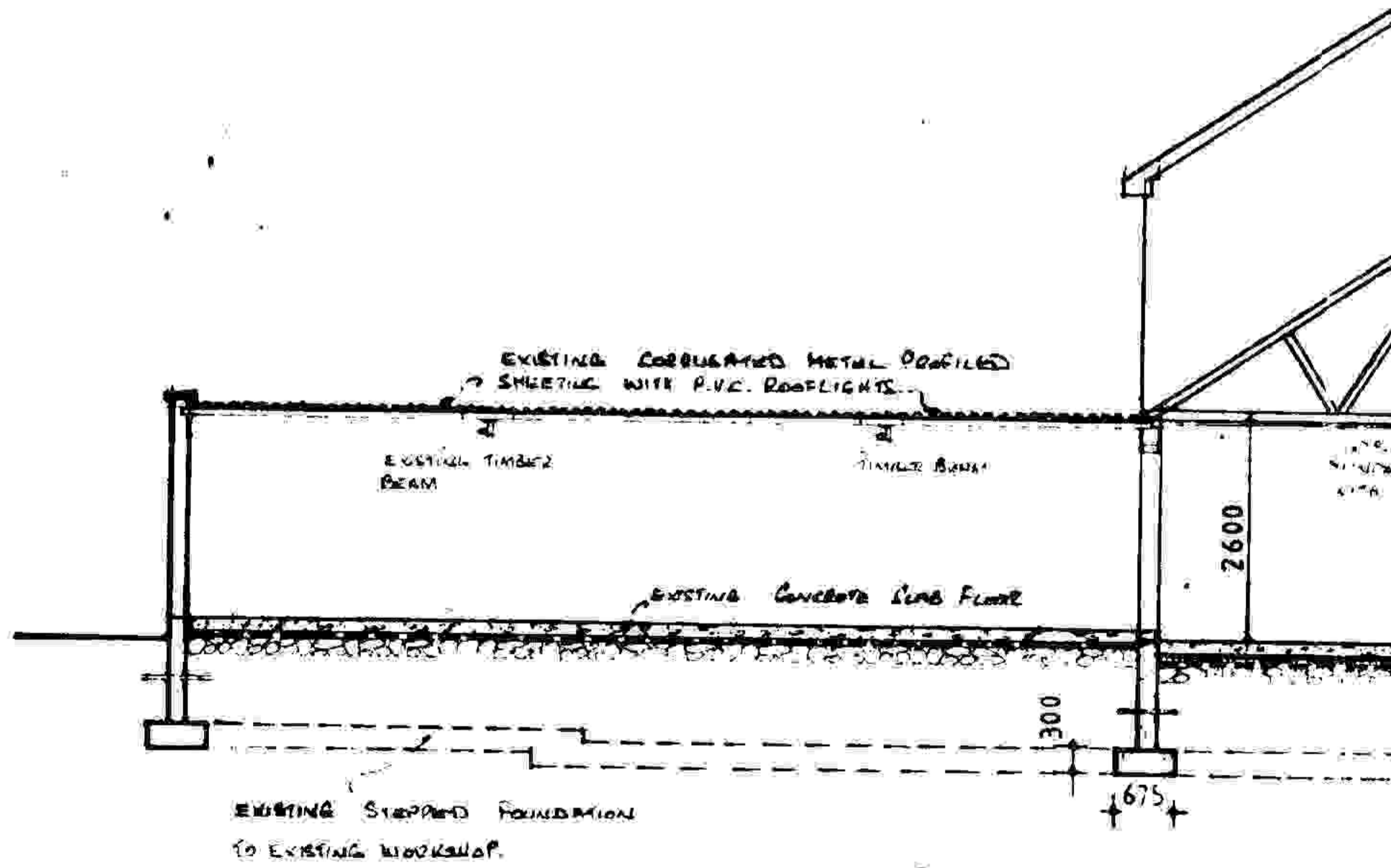
Yours Sincerely,  
William Fitzgerald,  
Hon. Secretary.



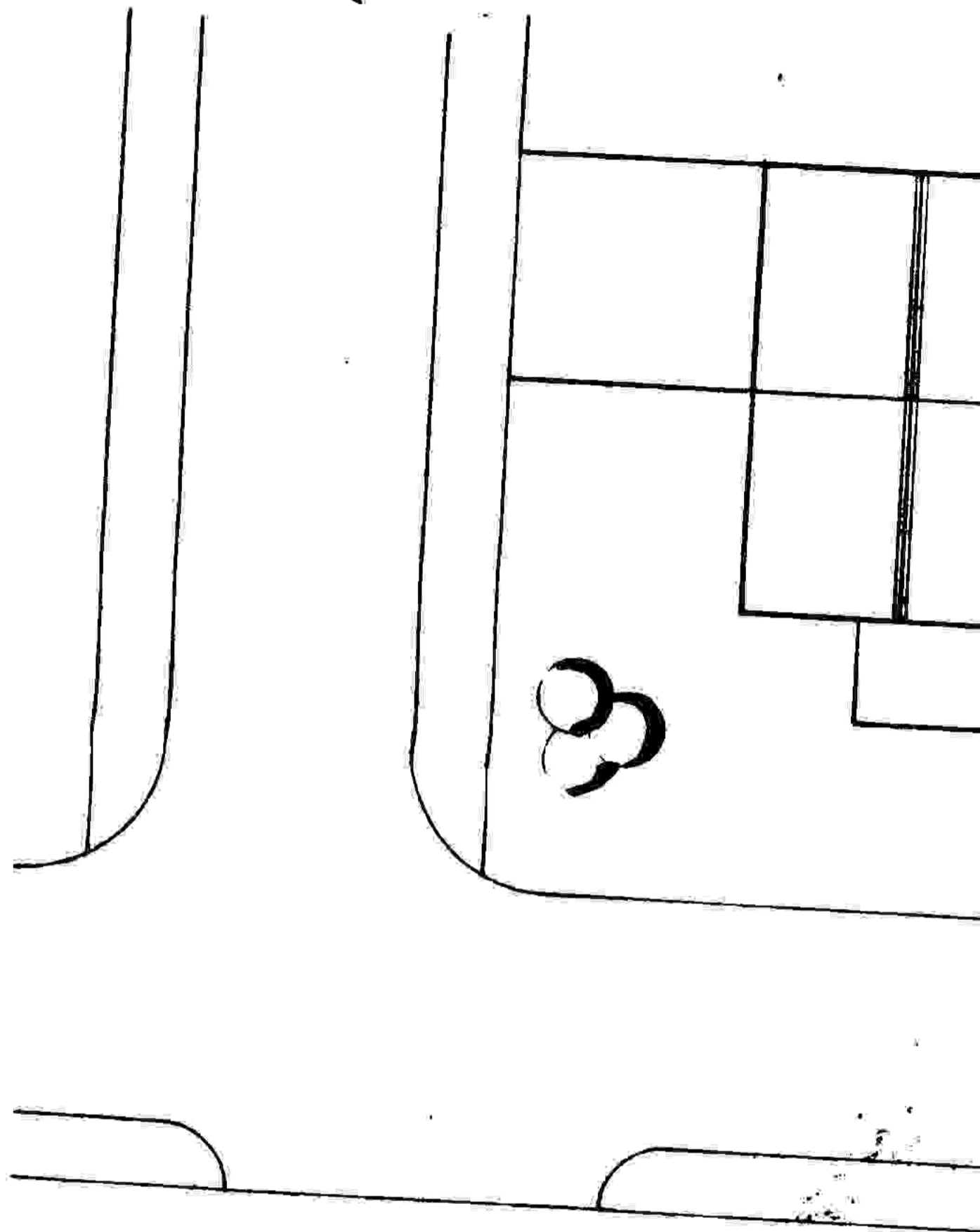
Existing Ground Floor Plan



Proposed Ground Floor Plan

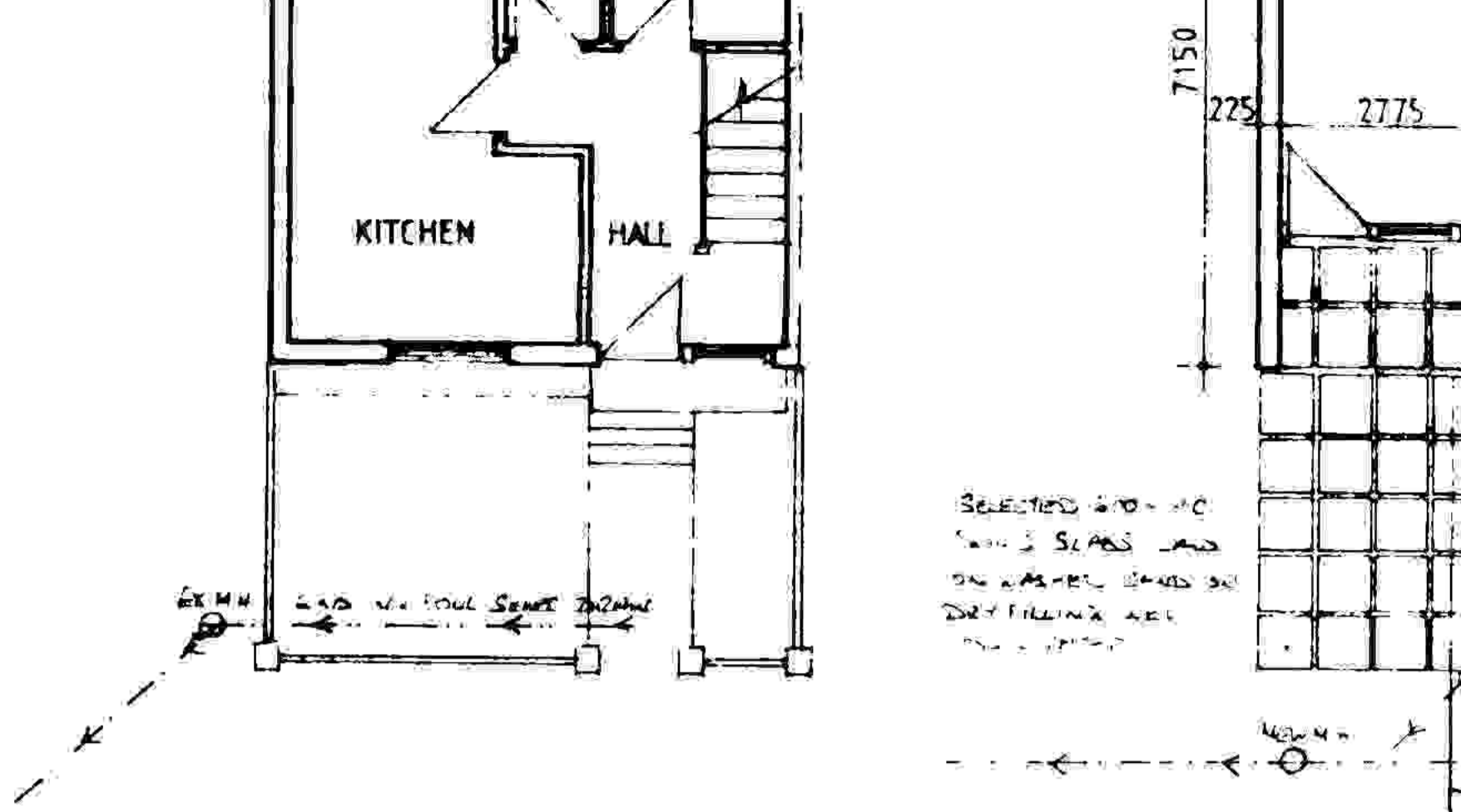


Section A-A



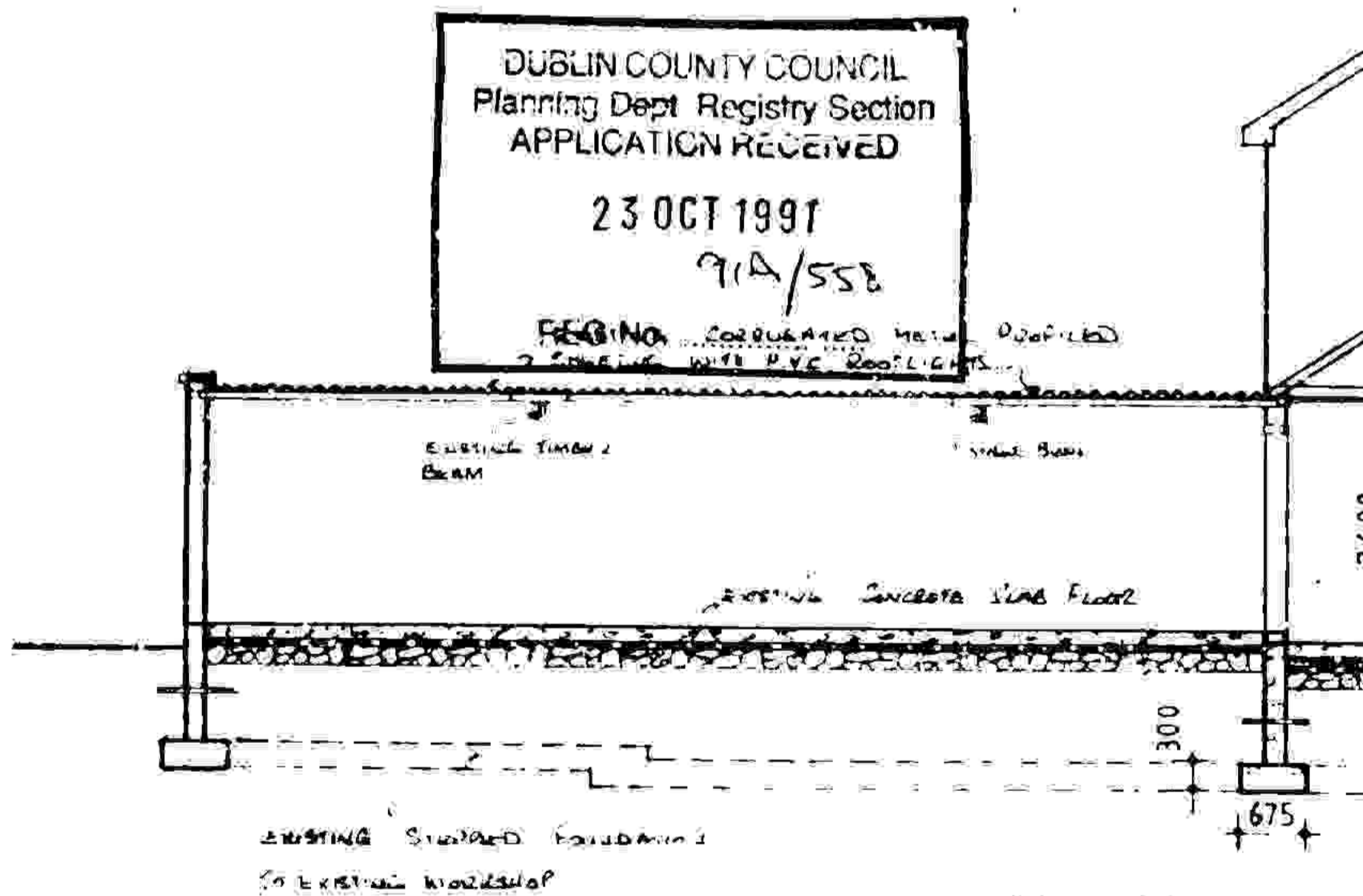
Site Plan

SCALE : 1 : 200



Existing Ground Floor Plan

Proposed



Section A