

PLANNING APPLICATION FEES

Reg. Ref. 91A/1432 Cert. No. 26522
 PROPOSAL. Change use of Shop to Veterinary Practice
 LOCATION. 513 Blessington Road, Main St, Taghligh
 APPLICANT. P. McMahon

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres 77.0m	@£1.75 per m2 or £40	134.75	134.75		
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

Column 1 Certified: Signed: *[Signature]* Grade D/E Date 5/9/91
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade S.O Date 5/9/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/1432

INT. REF.:

SERVICES INVOLVED: WATER, FOGG, SEWER, SURFACE WATER

AREA OF SITE:

LOOK AREA OF PRESENT PROPOSAL: 829 FT²

MEASURED BY:

J.Y.
5/9/91

CHECKED BY:

STAGE OF ASSESSMENT:

TOTAL ASSESSMENT:

ASSESSOR'S OFFICE NO: F. DATE:

DETAILS OF CONTRIBUTIONS REQUIRED:

DEVELOPMENT CONTROL ASSISTANCE GRANT

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1432.
DEVELOPMENT: Change of use of shop to veterinary practice.
LOCATION: 513 Blessington Road (Main Street), Tallaght.
APPLICANT: P. McMahon.
DATE LODGED: 30.8.91.

This application is for permission for change of use of shop to veterinary practice at Tallaght.

The site is presently being used as a clothes shop. A small parking inlet out of the main traffic flow provides side on parking for four vehicles. The shop is at present 'competing' with an office supply shop and Barnardo's for these parking spaces. Parking is available to the rear but realistically would provide parking for staff only. In accordance with 1983 Development Plan Parking Standards the applicant would be required to provide 4 on site parking spaces. The applicant shows no proposals to provide this quota. Roads would object to the development as it stands on the grounds that it would create double parking in main street Tallaght, and so seriously reduce the capacity of the carriageway as it approaches the junction.

Roads therefore, require a submission of Additional Information showing applicant's car parking proposals including access proposals to and from the main street.

MA/BMcC
10.10.91.



SIGNED: Michael Arthur

DATE: 14-10-91

ENDORSED: E. O'Connell

DATE: 14th Oct 91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of shop to Veterinary Practice at 513 Blessington Road, (Main Street), Tallaght, for P. McMahon.

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

Reg. Ref. 91A/1432
Appl. Rec'd: 30/8/91
Floor Area: 77sq. m.
Site Area: 155sq. m.
Zoning:

208409

CONG	
Standard	1/11/91
Bricks	6
S Sers	
Open Space	
Other:	
SECURITY:	
Bond / C.I.F.:	
Cash:	

Report of the Dublin Planning Officer, dated 23 October 1991

This is an application for PERMISSION for change of use of shop to Veterinary Practice of 77sq. metres and comprising two surgeries, a room for kept animals, reception and waiting area and w.c.

To avoid nuisance to nearby houses, applicant proposes:-

1. Kennelling of pets will not be provided and the Practice will consist only of treating animals. It will be only after an operation where pets would be kept overnight and then they will be sedated.
2. Any dead animals will be removed the same day.
3. Ventilation will be provided by means of grilles, vents and fans rather than windows so as to avoid nuisance of dogs barking.

Applicant proposes retaining the front of the house unchanged, removing existing signs and providing discrete lettering on the inside of the windows.

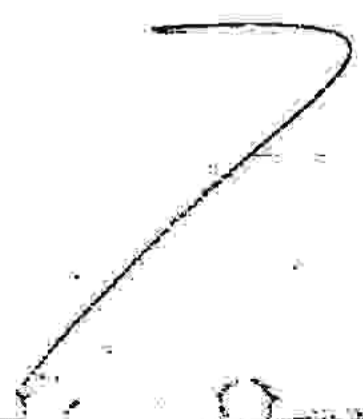
There is rear access to the premises via a lane off which there is a garage and hard surface. Applicants' Agent states that this area can be used to provide car parking if required.

Development Plan

The site is in an area zoned "to protect and/or improve residential amenity". Veterinary Surgery is not a use class in the 1983 Development Plan.

The site is however, on Main Street, Tallaght village and a number of premises at this location are in commercial use including the adjoining no. 512.

Contd/.....



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of shop to Veterinary Practice at 513 Blessington Road, (Main Street), Tallaght, for P. McMahon.

In the 1991 Draft Development Plan the site is in an area zoned 'C2', "to protect and enhance the special physical and social character of town and village centres". Veterinary Surgery is permitted in principle within this zoning objective.

This area also has a specific objective in the 1991 Draft Plan "to encourage the removal of unsightly and unauthorised signs in Tallaght Village".

Planning History

By Decision Order No. P/2685/89, dated 10th July, 1989, (Reg. Ref. 89A/238), temporary permission was granted ^{made 11st 1993} for change of use to retail (with storage area to rear) at ground floor and offices at first floor at 513 Blessington Road, Tallaght.

Order No. PL6/5/83544, (90A/504), refers to permission on appeal for change of use from a (temporary permission) shop on ground floor and offices at first floor to offices at 513 Blessington Street, Tallaght. Condition No. 1 required (in the interest of residential amenity) that the premises not be used as a Bank, Building Society or other office use, to which the public normally have access.

The ground floor is currently in retail use.

Reports

Supervising Environmental Health Officer reports (24th September, 1991) that proposal is acceptable.

Roads Engineer (14th October, 1991), objects to the proposal as it stands and recommends Additional Information regarding car parking proposals including access thereto.

Objections

Residents at Nos. 511 and 514 Main Street, have signed a statement that they have no objections to the proposal (unsolicited Additional Information received 10th September, 1991). No. 512 is in office use.

I understand from tenants of the office at first floor level no. 513, that they will be objecting to the proposal.

Contd/.....



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of shop to Veterinary Practice at 513 Blessington Road, (Main Street), Tallaght, for P. McMahon.

Planning Comment

It is considered that the proposed development (i) would be compatible with the patterns of development which has become established on Main Street, Tallaght and with the adjoining residential uses and (ii) would provide a useful local service and (iii) having regard to the planning history of the site, that it would accord with the proper planning and development of the area. However, I consider that a temporary 5 year permission should be given at this stage.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (7) conditions:-

CME
(CNIÉ/CM)

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

23.10.91

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 (7) conditions set out above is hereby made.

Dated: 25th October, 1991.


Assistant County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 23rd October, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of shop to Veterinary Practice at 513 Blessington Road, (Main Street), Tallaght, for P. McMahon.

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, and in particular with the restrictive measures detailed in letter dated 26th August, 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 requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

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

5. Car parking to be provided in the area to south of laneway. Details to be submitted and agreed with Planning Department prior to commencement of development.

PC. 6. Details of a ^{visually} more acceptable treatment than the existing concrete paving of the area to front of building to be submitted to and agreed ^{in writing} with Planning Department prior to commencement of development.

7. That the use shall cease on or before ~~31st October~~ 31st October 1996 unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.

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 the interest of health.

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

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

6. In the interest of visual amenity.

7. To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of shop to Veterinary Practice at 513, Blessington Road, (Main Street), Tallaght, for P. McMahon.

CONDITIONS

REASONS FOR CONDITIONS

out
paid
for
8. That the financial contribution in the sum of £1,114. as required by condition no. 4 of the planning permission granted under Register Reference 89A/238 be paid by the proposer to the Dublin County Council on receipt of grant of planning permission.

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

geraldine Bootman.

Urgent

Register Reference : 91A/1432

Date : 9th September 1991

Development : Change of use of shop to Veterinary Practice

LOCATION : 513 Blessington Road (Main Street), Tallaght

Applicant : P. McMahon

App. Type : PERMISSION

Planning Officer : G. BOOTEMAN

Date Recd. : 30th August 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

THE ABOVE proposal is acceptable to this office
subject to.

Compliance with the Building Bye-Laws.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 2.10.91
Time 10.00

for
Ota Devine
John O'Reilly
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

24/9/91.

Peter Whelan
24/9/91.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

REG. REF. : 91A/1432/C1

DATE : 01.09.1995

RE: Change of use of shop to Veterinary Parctice at 513
Blessington Road (Main Street), Tallaght, for P. McMahon.

Dear Sir,

I refer to your submission received on 07.04.1995 to comply with Condition No.'s 5 & 6, of grant of permission by Order No. P/5858/91 dated 18.12.1991, in connection with the above.

In this regard I wish to inform you that the submission received is satisfactory.

Yours faithfully,


for Senior Administrative Officer

P. M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

P/1579/95

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

Register Reference: 91A/1432/C1 App. Date: ^{30.04.1991} ~~07.04.1995~~

Comp. Ref: 07.04.1995

Correspondance

Name and Address: P. M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.

Development: Change of use of shop to Veterinary Practice.

Location: 513 Blessington Road (Main Street), Tallaght.

Applicant: P. McMahon

App. Type: Compliance with Conditions

Zoning:

Report of County Planning Officer dated 11.07.1995.

This is a submission for COMPLIANCE with Condition No.'s 5 & 6, of ~~Notification of decision to Grant~~ Permission, ~~by~~ Order No. ~~P/4980/91~~, dated, ~~25.10.1991~~, in connection with the above.
P/5858/91 18.12.91

Condition No. 5 states:-

"Car parking to be provided in the area to south of laneway. Details to be submitted and agreed with Planning Department prior to commencement of development.

REASON:

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

Condition No. 6 states:-

"Details of a visually more acceptable treatment than the existing concrete paving of the area to front of building to be submitted to and agreed in writing with Planning Department prior to commencement of development.

REASON:

In the interest of visual amenity."

ASSESSMENT

X The applicant should be written to and informed that proposals received by the Planning Authority on 07.04.1995 are in compliance with Conditions 5 and 6 of planning permission Ref. 91A/1432.

Comhairle Chontae Atha Cliath Theas

Record of Executive Business and Manager's Orders

B. Wipe
.....
for County Planning Officer

Endorsed:
~~for~~ Senior Administrative Officer

ORDER: Applicant to be informed as set out in the above report.

DATED: *3rd* AUGUST, 1995

[Signature]

County Manager

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

Date : 11th April 1995

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1993

Register Reference : 91A/1432/C1
Development : Change of use of shop to Veterinary Practice.
Location : 513 Blessington Road (Main Street), Tallaght.
Applicant : P. McMahon,
26 Hillside Park, Rathfarnham, Dublin 14.
App. Type : Compliance with Conditions

Dear Sir/Madam,

With reference to the above, I acknowledge receipt of your submission to comply with conditions received on 07/04/95.

Yours faithfully,

.....
for SENIOR ADMINISTRATIVE OFFICER

**P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.**

1/22/17 - Judge J.D.O.
Complaint - please see 17/2/95
asked to plan towards 2/3 10.7.95
WS
M.F.

South Dublin County Council
Building Control Section
PO Box 4122
Town Centre
Tallaght
Dublin 24



P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 459 2149
Fax 459 2149

P M Ging Dip Arch MRIBA

5 April 1995

513 Blessington Road, (Main Street) Tallaght
Reg.Ref. No. 91A / 1432

Dear Sirs

I refer to Conditions 5 and 6 of the Grant of Permission dated 18 December 1991 and wish to propose the following :-

Condition 5 : The Shed at the rear has been demolished and the area will be paved with tarmac to provide two car spaces.

Condition 6 : I enclose a plan of the proposed repaving and landscaping at the front.

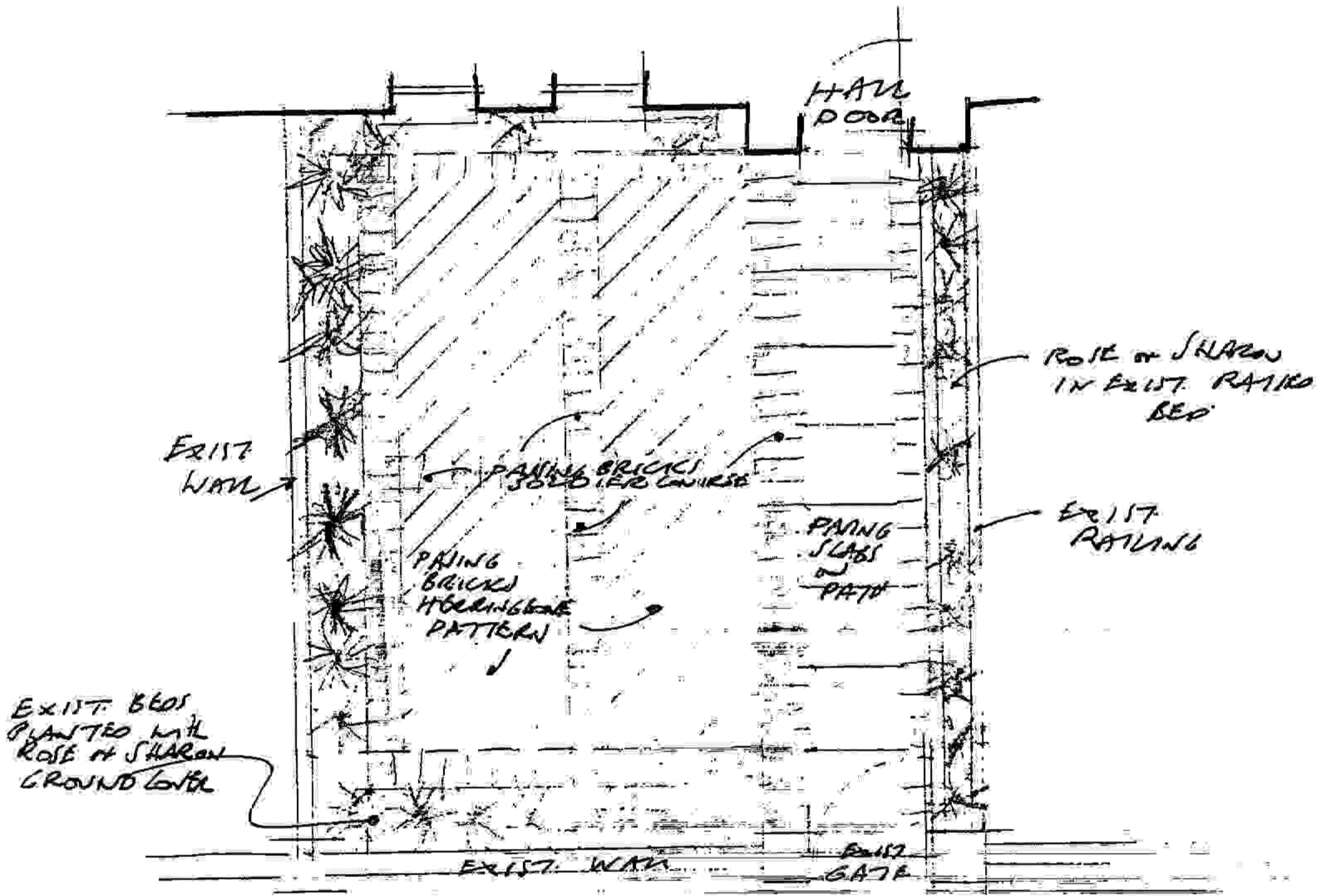
I would be grateful if you would confirm if these are acceptable to the Planning Department.

Yours faithfully


Peter Ging

Encl

SOUTH DUBLIN
COUNTY COUNCIL
- 7 APR 1995
RECEIVED
PLANNING DEPT.



FOOT PATH

PLAN OF FRONT AREA scale 1/4"=1'
513 BLESSINGTON ROAD, TAVRAGHT.

DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

Notification of Decision to Grant Permission/

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

To P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin, Dublin 22.
Applicant P. McMahon.

Decision Order P/4980/91, 25/10/91
Number and Date
Register Reference No. 191A/1432
Planning Control No. 30/8/91
Application Received on
Floor Area. 77sq. metres

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:-

Proposed change of use of shop to Veterinary Practice at 513
Blissington Road, (Main Street), Tallaght.

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, and in particular with the restrictive measures detailed in letter dated 26th August, 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 requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.	3. In the interest of health.
4. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.	4. In the interest of the proper planning and development of the area.

Contd/.....

Signed on behalf of the Dublin County Council

J. de Bacteria
for Principal Officer

25/10/91

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

5. Car parking to be provided in the area to south of laneway. Details to be submitted and agreed with Planning Department prior to commencement of development.

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

6. Details of a visually more acceptable treatment than the existing concrete paving of the area to front of building to be submitted to and agreed in writing with Planning Department prior to commencement of development.

6. In the interest of visual amenity.

7. That the use shall cease on or before 31st October, 1996, unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanala on appeal.

7. To enable the effect of the development on the amenities of the area to be reviewed, having regard to the conditions then obtaining.

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
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

4 Septmeber 1991

P M Ging Dip Arch MRIAI

ADDITIONAL INFORMATION -
513 Blessington Road (Main Street), Tallaght
Reg.Ref. No. 91A/1432

10 SEPT 91

Dear Sirs

Further to my recent planning application, I wish to make the following additional points :

- (1) The owners of the two nearby houses still in residential use, Nos. 511 (adjoining to the West) and No. 514, have been consulted about the proposal and have expressed their satisfaction. I enclose their signed statement confirming this.
- (2) I note that the zoning of this part of Tallaght is proposed to change from Residential to General Town Centre zoning in the current Draft Development Plan which went on view yesterday.

For these reasons and those stated in my earlier letter, I hope you will find the proposed development acceptable.

Yours sincerely



Peter Ging

91A/1432

2.0.0

and A.I.

513 BLESSINGTON ROAD (Main Street / Tallaght)

We, the undersigned, have no objection to the proposed conversion of the Ground Floor to a Veterinary Practice.

NAME

ADDRESS

Ms. Anne Keogh
574 Main St
Tallaght

John Hendrick
511 Main Street
Tallaght
Dublin 24.

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/1432

Date : 3rd September 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use of shop to Veterinary Practice
LOCATION : 513 Blessington Road (Main Street), Tallaght
APPLICANT : P. McMahon
APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 30th August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

P.M. Ging, Architect,
"Laureston",
Monastery Road,
Clondalkin,
Dublin 22.



30 AUG 91

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 513 BLESSINGTON RD. (MAIN ST.)
(If none, give description sufficient to identify) TALLAGHT, DUBLIN 24.

3. Name of applicant (Principal not Agent) MR. PETER M. MAHON
Address 26 HILLSIDE PARK, RATHFARNHAM D.I.V. Tel. No. 931530

4. Name and address of person or firm responsible for preparation of drawings P. M. GING ARCHITECT
LAURESTON MONASTERY RD. Tel. No. 592149
LONDONDERRY DUBLIN 22

5. Name and address to which notifications should be sent P. M. GING ABOVE

6. Brief description of proposed development CHANGE OF USE OF SHOP TO VETERINARY PRACTICE

7. Method of drainage PUBLIC SEWER 8. Source of Water Supply PUBLIC MAINS

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor GROUND FLOOR: SHOP
FIRST FLOOR: OFFICE
or use when last used.
(b) Proposed use of each floor GROUND FLOOR: VETINARY PRACTICE
FIRST FLOOR: OFFICE

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 155 Sq. m.
(b) Floor area of proposed development 77 Sq. m.
(c) Floor area of buildings proposed to be retained within site INCL. B ABOVE 98 Sq. m.

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:
134-75 2/9
N 47695

15. List of documents enclosed with application:
COVERING LETTER, NEWSPAPER NOTICE,
4 COPIES OF SITE MAP AND DRAWING.
77 Sq. m.

16. Gross floor space of proposed development (See back) 77 Sq. m.
No of dwellings proposed (if any) 4 Class(es) of Development 4
Fee Payable £ 134-75 Basis of Calculation 77 x 1.75
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) N. Mahon Date 22 AUG. 91

Application Type P FOR OFFICE USE ONLY
Register Reference 91A/1432
Amount Received £ 28.0
Receipt No 21/12
Date 21/12

Irish Press
23/9/91

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			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	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum		(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
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)			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.

Dublin County Council
Planning Department
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

26 August 1991

37 MR 01
91A/1432

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI

513 Blessington Road, (Main Street), Tallaght

Dear Sirs

On behalf of Mr Peter McMahon, I wish to apply for Planning Permission for a change of use of the existing Clothes Shop to a Veterinary Practice.

Planning permission for the shop was granted, Reg.Ref. No. 89A/238 until August 1993. Permission was also granted for office use (Reg.Ref. No. 90A/504).

The location is an ideal one for a Veterinary practice and there is rear access via a lane, off which is a Garage and hard surface which can be used to provide car parking if required.

We are aware of the need to avoid causing any nuisance to the nearby houses and to this end we propose the following measures :-

- (1) Kennelling of pets will not be provided and the practice will consist only of treating animals.
It will only be after an operation where pets would be kept overnight and then they will be sedated.
- (2) Any dead animals will be removed the same day. Mr McMahon has worked out an arrangement with the Pets Cemetery in Kilmolin, Enniskerry, who will also collect the dead animals.
- (3) Ventilation will be provided by means of grilles, vents and fans rather than windows at the rear so as to avoid any danger of dogs barking causing a nuisance.

Although the area is zoned residential, many of the houses nearby are in other uses and the house adjoining to the North, No. 512, has a Stationary Shop on the Ground Floor and a Solicitor's Office on the First Floor.

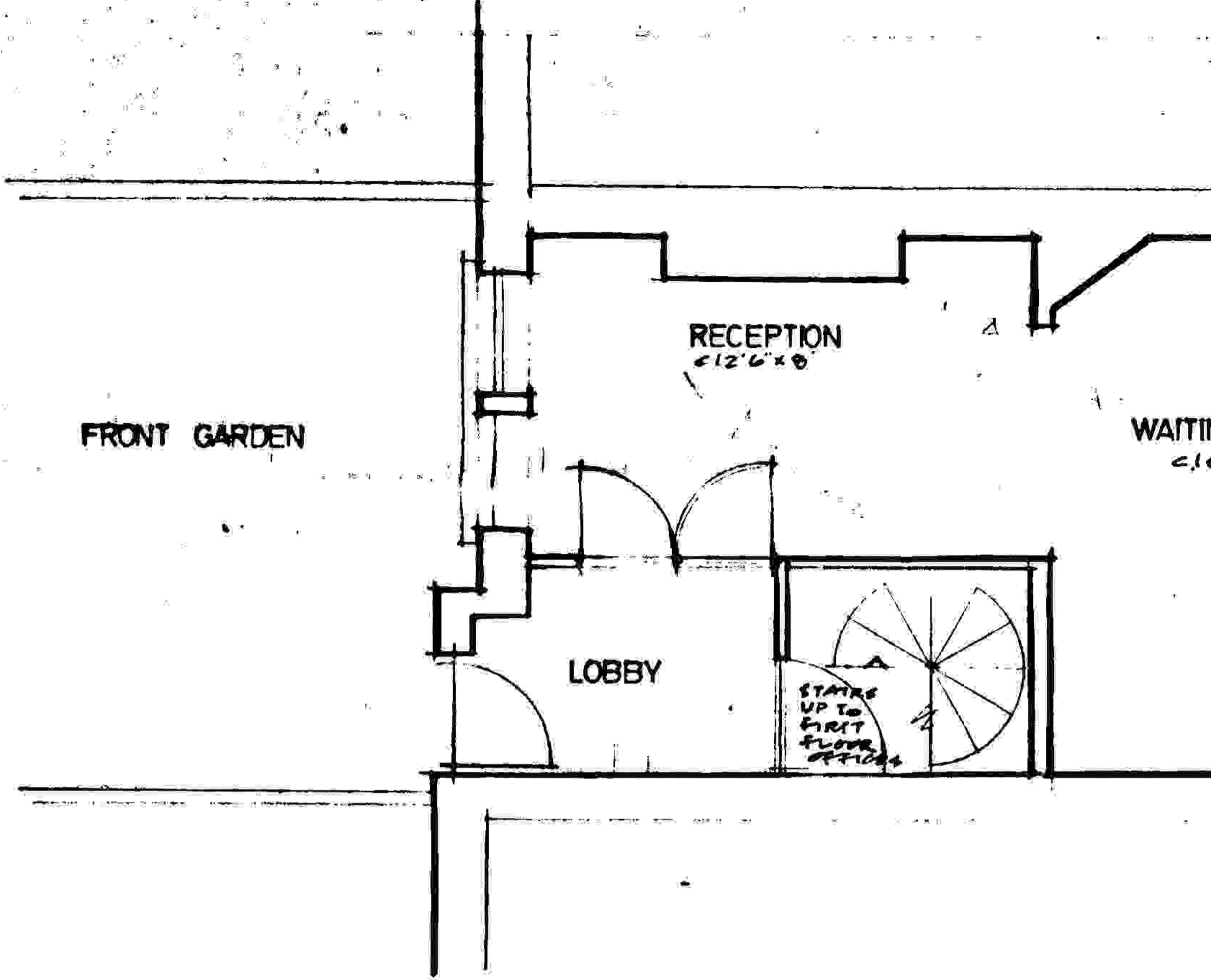
We propose retaining the front of the house unchanged, removing the existing signs and relaying on discrete lettering on the inside of the windows.

We hope you will find the proposal acceptable.

Yours faithfully


Peter Ging

V.A.T. No. 1736767/D



GROUND FLOOR PLAN