

# APPEALS DECISIONS

## APPEALS CHECK LIST

10

REG. REF. NO. 91A 1891

1	ENTERED IN OBJECTORS BOOK	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS BOOK	✓
4	ENTERED IN PLANAPS: I.E.:	—
	APPEALS DECISION AP.	✓
	CHANGE STATUS 62	✓
	APPEALS DATE 9/9/92	✓
5	COPY OF DECISION FOR WEEKLY LIST (MARY/LAURA)	—
6	DECISION CIRCULATED TO LISTED PERSONS	—
7	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
8	TO L. DOYLE FOR NOTING	
9		
10		

CHANGE STATUS IN PLANAPS:

REFUSAL.....55  
 GRANT.....62  
 WITHDRAWN.....54  
 CONDITIONS.....53

D/S - P/4849/92  
**COMHAIRLE CHONTAE ÁTHA CLIATH**

FINANCIAL  
CONTRIBUTION :-  
AMOUNT € NIL

F. Not  
Conditional

**Record of Executive Business and Manager's Orders**

Proposed: Retention of single storey extensions and underground cellar and enclosure for enclosing of existing porch at Laurels Public House, Main Street, Clondalkin, Co. Dublin for Louis Fitzgerald. By order P/1813/92 dated 1992 the Council made a decision to grant permission for retention of underground cellar and enclosing of existing porch and refuse permission for retention of the existing single storey extensions. On Appeal, An Bord Pleanála made the following order on 9th September, 1992:-

PL6/5/88782

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1891

APPEAL by Louis Fitzgerald care of James V.N. Looney of 17 Prussia Street, Dublin against the decision made on the 23rd day of April, 1992 by the Council of the County of Dublin in relation to an application by the said Louis Fitzgerald for permission for retention of single-storey extensions and underground cellar and enclosing of porch at Laurels Public House, Main Street, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council, which decision was to grant subject to conditions a permission for retention of underground cellar and enclosing of porch and to refuse permission for retention of single-storey extensions:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for retention of single-storey extensions and underground cellar and enclosing of porch in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that subject to compliance with the conditions set out in the Second Schedule the works carried out which are of a minor nature will not cause intensification of use of the site or result in increased traffic congestion and would otherwise accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the planning authority on the 29th day of November, 1991, as amended by additional information received on the 25th day of February, 1992, save as may otherwise be required by the conditions hereunder.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including disposal of surface water, shall comply with the standards of Dublin County Council for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

PL 6/5/88782

SECOND SCHEDULE (CONTD.)

3. No open air storage shall take place on site.  
**Reason:** In the interest of the proper planning and development of the area.
4. The entrance to the proposed underground cellar shall be clearly marked out in red paint within two months of the date of this decision.  
**Reason:** In the interest of the proper planning and development of the area.



Ann Cw. Quinn

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

Dated this 9<sup>th</sup> day of September, 1992.

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

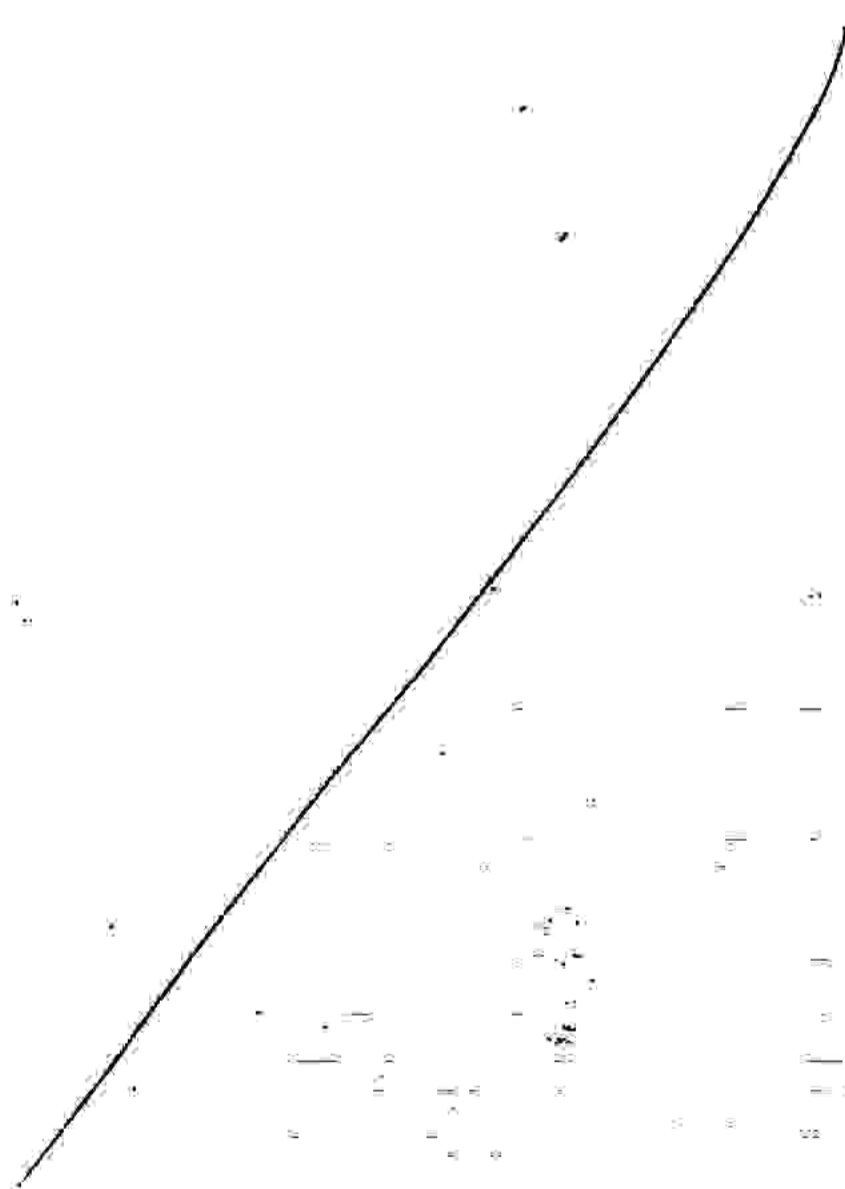
PL6/5/88782


AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1891



Order Noted: <u>L-D</u>	
Dated: <u>12<sup>th</sup> OCT 1992</u>	<b>ASSISTANT COUNTY MANAGER</b>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated <u>25<sup>th</sup></u> day of <u>SEP.</u>	19 <u>92</u>

DUBLIN COUNTY COUNCIL

*Agreed*

PLANNING DEPARTMENT

Date Received : 26th February 1992      Register Reference : 91A/1891

Planning Officer : M.GALVIN

Applicant : Louis Fitzgerald

Development : Retention of single storey extensions and underground cellar and permission for enclosing of existing porch.

LOCATION : Laurels Public House, Main Street, Clondalkin.

DECISION : GRANT PERMISSION AND REFUSE PERMISSION .      DATE OF

APPEAL TYPE : Against Decision .      APPELLANT TYPE : FIRST PARTY

I attach for your observations memo/letter dated *26/5* from An Bord Pleanala

Please reply before *24/6*.....

.....  
for Principal officer

*9/6*  
.....  
Date

OBSERVATIONS

*No further comment at this time*      *M.G.*

*9*

.....  
.....  
.....  
.....  
.....  
.....

PLANNING OFFICER

S.E.D.C.

DATE

P/1813/92.

C14959F

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

BELGARD

CONTRIBUTION:
Standard: <i>fail</i>
Other:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

Register Reference : 91A/1891      Date Received : 26th February 1992

Correspondence : James V. N. Looney,  
Name and         : 17 Prussia Street,  
Address         : Dublin 7.

Development : Retention of single storey extensions and underground cellar and permission for enclosing of existing porch.

Location : Laurels Public House, Main Street, Clondalkin.

Applicant : Louis Fitzgerald

App. Type : Permission

Zoning : To protect, provide for and/or improve Town/District Centre Facilities

Floor Area :         Sq.metres

(MG/BB)

Report of the Dublin Planning Officer dated 22nd April, 1992.

This is an application for PERMISSION to enclose existing porch and to retain single-storey extensions and underground cellars at the Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

The proposed site which has a stated area of 4500 sq.m. is located in the centre of Clondalkin Village in an area zoned 'C' "to protect, provide for and/or improve district centre facilities".

It adjoins existing commercial premises to the north and established housing areas at New Road/Laurel Park to the east.

### PLANNING HISTORY

Reg. Ref. No. ZA.330 refers to a grant of permission for a proposed cellar and barrel store, single-storey building at the Laurel's Lounge Bar, Monastery Road, Clondalkin.

Reg. Ref. No. YA.145 refers to a grant of permission for a single-storey office stock store and stock control point at The Laurel Public House, Monastery Road, Clondalkin.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref. 912/1891

Page No: 0002

Location: Laurels Public House, Main Street, Clondalkin.

Reg. Ref. No. YA.780 refers to a grant of permission for revisions to approved first-floor extension at Laurels Public House, Clondalkin.

Reg. Ref. No. 85A/243 refers to a grant of permission for change of use from office, store and stock point to betting shop at The Laurels car park, Monastery Road, Clondalkin.

Reg. Ref. No. 85A/828 refers to a refusal of permission for change of use of approved barrel store and staff accommodation to restaurant and food take-away and for the construction of entrance lobby and toilet at The Laurel's Lounge, Clondalkin. An appeal lodged with An Bord Pleanála was subsequently withdrawn.

Reg. Ref. No. ~~85A~~<sup>86A</sup>/1541 refers to a grant of permission by Dublin County Council and subsequently on appeal (3rd party) to An Bord Pleanála for an underground cellar and access space shaft in car park at rear of the Laurel's Public House, Monastery Road, Clondalkin.

Reg. Ref. No. 86A/1575 refers to an application for permission for extension and modification to toilets and proposed kitchen extension at the Laurel's Public House, Clondalkin. A request for additional information on this application required that details of car parking/circulation and surface water drainage be submitted. It also required that the applicant consult with the Supervising Environmental Health Officer with regard to various matters. This additional information request has not been responded to, to date. The extensions/modifications to kitchen/toilets have been carried out. - Enforcement File 4927 refers.

Lodged plans include a site location map and a layout plan (scale 1:100). No details have been submitted regarding drainage/car parking despite the fact that these items were raised in the earlier application. These matters remain to be clarified. In this regard it is noted that while the proposed porch does not impact on existing car parking areas, the proposed extensions impinge on circulation lanes around the building (see Roads report/Planning Officer's report on Reg. Ref. No. 86A/1575).

The applicants were requested to submit ADDITIONAL INFORMATION on 27th January, 1992, as follows:-

1. The applicant is requested to submit a block plan on a scale of 1:250 or equivalent showing a complete site car parking layout with car parking bays,



# COMHAIRLE CHONTAE ÁTHA CLIATH

Reg. Ref: 91A/1891  
**Record of Executive Business and Manager's Orders**

Page No: 0003

Location: Laurels Public House, Main Street, Clondalkin.

circulation areas etc. The extent of applicant's property should be clearly defined.

2. The applicant is requested to submit full details of surface water drainage on site. In this regard it should be noted that no surface water is to be discharged to the foul sewer system.

Additional Information was submitted on 26th February, 1992.

This provides for:-

- (1) a drawing indicating drainage layout for the site,
- (2) a block plan indicating a car parking layout for the site (47 no. spaces).

The latter is considered to be totally unsatisfactory. The car park is shown separated into 3 separate areas accessed from the existing entrances on New Road, Main Street and Laurel Park. This would further minimise circulation around this already restricted site.

The proposed site was inspected on 14th January, 1992, and again on 16th April, 1992. The existing car park is already extensively used and car parking in practice tends to restrict the circulation areas more so than the layout shown.

Roads Department report states inter alia that the car parking layout and circulation is congested and totally inadequate. There is a shortage of car parking of 56 spaces. Report states that permission should be refused as the proposed development would endanger public safety by reason of a traffic hazard.

I recommend that planning permission be granted for the retention of underground cellar and for enclosing the existing porch. The latter is already covered by a canopy and will not impact on circulation. I also recommend that planning permission for retention of the single storey extensions be refused on the basis that they restrict circulation and movement around an already restricted site and would therefore cause traffic hazard.


# COMHAIRLE CHONTAE ÁTHA CLIATH

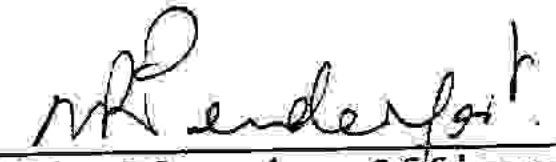
## Record of Executive Business and Manager's Orders

Permission for retention of single storey extensions and underground cellar and permission for enclosing of existing porch Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

I recommend that PERMISSION be GRANTED for retention of underground cellar and enclosing of existing porch subject to conditions specified in Schedule 1 and I recommend that PERMISSION be REFUSED to retain the existing single storey extensions for reasons specified in Schedule 2.


(MG/BB)

Endorsed:   
for Principal Officer

  
For Dublin Planning Officer

Order:- PERMISSION is hereby GRANTED for retention of underground cellar and enclosing of existing porch subject to the conditions specified in Column 1 of Schedule 1 hereto, the reasons for the imposition of the conditions being as set out in Column 2 of Schedule 1 and PERMISSION is hereby REFUSED to retain the existing storey extensions for the reasons set out in Schedule 2 herewith.

Dated: 23<sup>rd</sup> April, 1992.

  
Asst. Co. Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 10<sup>th</sup> February 1992

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for retention of single storey extensions and underground cellar and permission for enclosing of existing porch Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

### SCHEDULE 1

#### Column 1 - Conditions

#### Column 2 - 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 lodged on 26th February, 1992, 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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

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

6. That no open air storage take place on site.

8. That the entrance to the proposed underground cellar be clearly marked out in red paint within 2 months of the decision to grant permission.

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 safety and the avoidance of fire hazard.

5. In the interest of health.

6. 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.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Permission for retention of single storey extensions and underground cellar and permission for enclosing of existing porch Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

### SCHEDULE 2

#### REASON:

1. The ~~proposed~~ development ~~would~~ impinge on the circulation and carparking around the existing building thereby restricting movement of traffic throughout this already restricted site. The proposed development would therefore endanger public safety by reason of a traffic hazard.

*Ronan O'Byrne*

DUBLIN COUNTY COUNCIL

PLANNING DEPT.  
DEVELOPMENT CONTROL  
Date ..... 14.04.92  
Time ..... 4.30

REG. REF: 91A/1891.  
DEVELOPMENT: Ret. of single storey extension.  
LOCATION: Laurels Public House, Main Street, Clondalkin.  
APPLICANT: L. Fitzgerald.  
DATE LODGED: 26.2.92.

This is a response to a request for Additional Information concerning parking.

The original application, which was not sent to Roads, is very poor on detail and is unacceptable to Roads.

1. The site outline has not been delineated (in red). No north point is shown on the plans, which are not adequately dimensioned.
2. What is existing and proposed has not been clearly delineated.
3. The proposed uses for the <sup>extension</sup> ~~exteriors~~ has not been shown.
4. Rights-of-way and access to adjoining properties has not been shown.

In general the car parking layout and circulation is congested and totally inadequate. Some of the car spaces are too small. The exit through the neighbouring site has poor vision in a northerly direction. It is not clear how much of the parking shown is shared with adjoining businesses.

It appears that there is a parking shortfall of 56 spaces which is unacceptable to Roads.

Permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

TR/BMcC  
14.4.92.

SIGNED: *J. Hayes*  
DATE: 14/4/92

ENDORSED: *CFR*  
DATE: 14/4/92

Register Reference : 91A/1891

Date : 5th December 1991

Development : Retention of single storey extensions and underground cellar and permission for enclosing of existing porch.

LOCATION : Laurels Public House, Main Street, Clondalkin.

Applicant : Louis Fitzgerald

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 29th November 1991

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

Yours faithfully,

DUBLIN CO. COUNCIL  
10 DEC 1991  
SAN SERVICES

DUBLIN CO. CO.  
SANITARY SERVICES  
for PRINCIPAL OFFICER  
31 JAN 1992  
Returned *GG*

Date received in sanitary services .....

FOUL SEWER

*Insufficient information for examination.  
No drainage details have been supplied, including  
the method of draining the basement.*

SURFACE WATER

*As above*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 03.01.92  
Time ..... 3.30. *W. Williams*

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

*21-1-92  
J.Z.  
21/1/92*

*Filed.*

Register Reference : 91A/1891

Date : 5th December 1991

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

DATE \_\_\_\_\_

WATER SUPPLY.....

*No objection*

*L. J. Spear*  
*14/12/91*

*M. G. A. S. E.*  
*17/12/91*

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

DATE \_\_\_\_\_

*89/10/7*

*21/1/92*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 03.02.92 .....  
Time ..... 3.30 .....

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

B E L G A R D

Register Reference : 91A/1891

Date Received : 29th November 1991

Correspondence : James V. N. Looney,  
Name and : 17 Prussia Street,  
Address : Dublin 7.

Development : Retention of single storey extensions and underground  
cellar and permission for enclosing of existing porch.

Location : Laurels Public House, Main Street, Clondalkin.

Applicant : Louis Fitzgerald

App. Type : Permission

Zoning : To protect, provide for and/or improve Town/District centre facilities

Floor Area : 135 sq.metres

(MG/AC)

Report of the Dublin Planning Officer dated 20 January 1992.

This is an application for PERMISSION to enclose existing porch and to retain single-storey extensions and underground cellars at the Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

The proposed site which has a stated area of 4500 sq.m. is located in the centre of Clondalkin Village in an area zoned 'C' "to protect, provide for and/or improve district centre facilities".

It adjoins existing commercial premises to the north and established housing areas at New Road/Laurel Park to the east.

**PLANNING HISTORY**

Reg. Ref. No. ZA.330 refers to a grant of permission for a proposed cellar and barrel store, single-storey building at the Laurel's Lounge Bar, Monastery Road, Clondalkin.

Reg. Ref. No. YA.145 refers to a grant of permission for a single-storey office stock store and stock control point at The Laurel Public House, Monastery Road, Clondalkin.

Reg. Ref. No. YA.780 refers to a grant of permission for revisions to approved first-floor extension at Laurels Public House, Clondalkin.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg. Ref. No. 85A/243 refers to a grant of permission for change of use from office, store and stock point to betting shop at The Laurels car park, Monastery Road, Clondalkin.

Reg. Ref. No. 85A/828 refers to a refusal of permission for change of use of approved barrel store and staff accommodation to restaurant and food take-away and for the construction of entrance lobby and toilet at The Laurel's Lounge, Clondalkin. An appeal lodged with An Bord Pleanála was subsequently withdrawn.

Reg. Ref. No. 85A/1541 refers to a grant of permission by Dublin County Council and subsequently on appeal (3rd party) to An Bord Pleanála for an underground cellar and access space shaft in car park at rear of the Laurel's Public House, Monastery Road, Clondalkin.

Reg. Ref. No. 86A/1575 refers to an application for permission for extension and modification to toilets and proposed kitchen extension at the Laurel's Public House, Clondalkin. A request for additional information on this application required that details of car parking/circulation and surface water drainage be submitted. It also required that the applicant consult with the supervising Environmental Health Officer with regard to various matters. This additional information request has not been responded to, to date. The extensions/modifications to kitchen/toilets have been carried out - Enforcement File 4927 refers.

The proposed site was inspected on 14 January, 1992.

Lodged plans include a site location map and a layout plan (scale 1:100). No details have been submitted regarding drainage/car parking despite the fact that these items were raised in the earlier application. These matters remain to be clarified. In this regard it is noted that while the proposed porch does not impact on existing car parking areas, the proposed extensions impinge on circulation lanes around the building (see Roads report/Planning officer's report on Reg. Ref. No. 86A/1575).

Roads Department report *not received*.

Sanitary Services report *not received*.

Supervising Environmental Health Officer's report *not received*  
Chief Fire Officer's report *not received*.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

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

- 01 The applicant is requested to submit a block plan on a scale of 1:250 or equivalent showing a complete site car parking layout with car parking bays, circulation areas etc. *The extent of applicant's property should be clearly defined*
- 02 The applicant is requested to submit full details of ~~soil~~ and surface water drainage on site. In this regard it should be noted that no surface water is to be discharged to the foul sewer system.

*MS*  
.....  
for Dublin Planning Officer

.....  
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 : 27<sup>th</sup> JANUARY 1992

.....  
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

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

Our Ref: PL 6/5/88782  
P.A. Ref: 91A/1891

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

Date: 10 SEP 1992

**Appeal re:** Retention of single-storey extensions and underground cellar and enclosing of porch at Laurels Public House, Main Street, Clondalkin, County Dublin.

Dear Sir,

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

Yours faithfully,

  
Miriam Baxter.

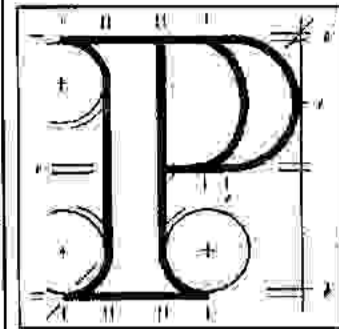
Encl.

BP 352



EOA

An Bord Pleanála



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

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1891

**APPEAL** by Louis Fitzgerald care of James V.N. Looney of 17 Prussia Street, Dublin against the decision made on the 23rd day of April, 1992 by the Council of the County of Dublin in relation to an application by the said Louis Fitzgerald for permission for retention of single-storey extensions and underground cellar and enclosing of porch at Laurels Public House, Main Street, Clondalkin, County Dublin in accordance with plans and particulars lodged with the said Council, which decision was to grant subject to conditions a permission for retention of underground cellar and enclosing of porch and to refuse permission for retention of single-storey extensions:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for retention of single-storey extensions and underground cellar and enclosing of porch in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that subject to compliance with the conditions set out in the Second Schedule the works carried out which are of a minor nature will not cause intensification of use of the site or result in increased traffic congestion and would otherwise accord with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the planning authority on the 29th day of November, 1991, as amended by additional information received on the 26th day of February, 1992, save as may otherwise be required by the conditions hereunder.

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements, including disposal of surface water, shall comply with the standards of Dublin County Council for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755  
Ext. 268/269

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

Your Ref.: PL6/5/1891

Our Ref.: 1111 1891

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

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

Proposal:

Application for planning permission for the construction of a 2 storey residential building on the site of the former public house at No. 11, Main Street, Clontarf, Dublin 1.

Applicant:

M. J. Kelly

Dear Sir,

With reference to your letter dated 1/11/82 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
  - (3) A copy of the public notice given, i.e. 1/11/82.
  - (4) The plan(s) received from the applicant on 1/11/82.
  - (6) & (7) A certified copy of Manager's Order 1/11/82.
- DATED, 2/11/82 together with technical reports in connection with the application.

(8) 1/11/82

Yours faithfully,

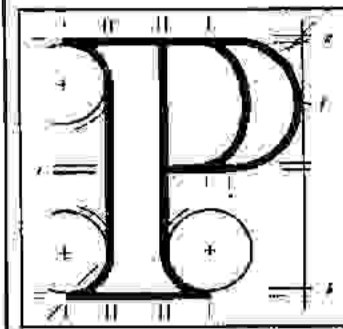
R. Jewell  
for Principal Officer.  
Encls.

Our Ref: PL 6/5/88782  
Your Ref: 91A/1891

EDH

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

An Bord Pleanála



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

Date: 26th May 1992.

**Planning authority decision re:** Retention of underground cellar and retention of existing single-storey extension, Laurels Public House, Main Street, Clondalkin, County Dublin.

Dear Sir/Madam,

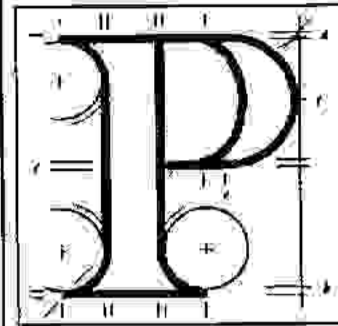
Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

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



065

An Bord Pleanála



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

The Board has accepted and will deal with this appeal, arising from a split decision on the basis of determining the application as if it had been made to it in the first instance and the Board decision will operate to annul in total the decision of the planning authority as and from the time when the decision was given. The parties to the appeal are being advised accordingly. Furthermore you are hereby advised not to issue a final grant of permission in respect of these decisions.

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

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

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

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

Yours faithfully,

  
Suzanne Lacey

Encl.

BP 005+

James V. N. Looney B.E. C.Eng. M.I.E.I.  
CIVIL AND STRUCTURAL ENGINEER

17 Prussia Street,  
Dublin 7.

Telephone: 387287

20/5/92

The Secretary  
An Bord Pleanála  
1 Leabhair Centre  
Dublin 1

AN BORD PLEANALA  
Received 20/5/92  
Fee: £200. chq. B. J. H. H. H.  
Receipt No. B. 28051



Dear Sir

Re Laurels Public House Main St  
Chonshalkin - Louis Fitzgerald  
Reg of 91A/1992 Dublin C.C

On the instructions of Mr Louis Fitzgerald  
the applicant I enclose a cheque for £100.00  
in respect of his appeal against the  
Decision from Dublin County Council  
to refuse permission for the single  
storey extensions as set out in Schedule  
2 (a) on the attached decision.

The grounds for the appeal are based  
on the changing trading conditions  
and requirements for a modern urban  
Public House. The detail grounds will be set  
out in more detail which I have inspected the  
Planning Authority reports

Yours faithfully  
James V. N. Looney





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

James V. N. Looney,  
17 Prussia Street,  
Dublin 7.

91A/1891

23 April 1992

Re: Permission for retention of single storey extensions and underground cellar and permission for enclosing of existing porch Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

Dear Sir,

With reference to the above proposal submitted by you on 26th February, 1992 you are hereby notified that the Planning Authority in pursuance to the powers conferred on it by the Local Government (Planning and Development) Acts, 1963-1983, has decided to Grant Permission for retention of underground cellar and enclosing of existing porch at Laurels Public House, Main Street, Clondalkin, subject to the conditions specified in Column 1 of Schedule 1 hereto, the reason for the imposition of the condition being as set out in Column 2 of Schedule 1 and to Refuse Permission to retain the existing single storey extensions at Laurels Public House, Main Street, Clondalkin as being contrary to the proper planning and development for the reasons set out in Schedule 2 herewith.

SCHEDULE 1

Column 1 - Conditions

Column 2 - 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 lodged on 26th February, 1992, 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.

Continued.../



SCHEDULE 1 continued.../

Column 1 - Conditions

Column 2 - Reasons for Conditions

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 water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

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

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

4. In the interest of safety and the avoidance of fire hazard.

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

5. In the interest of health.

6. That no open air storage take place on site.

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

8. That the entrance to the proposed underground cellar be clearly marked out in red paint within 2 months of the decision to grant permission.

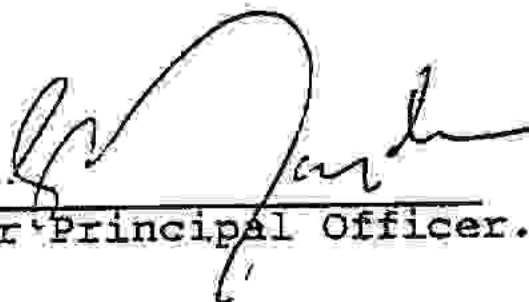
8. In the interest of the proper planning and development of the area.

SCHEDULE 2

REASON:

- 1. The development impinges on the circulation and carparking around the existing building thereby restricting movement of traffic throughout this already restricted site. The proposed development therefore endanger public safety by reason of a traffic hazard.

Yours faithfully,

  
 for Principal Officer.



p/1813/92

James V. N. Looney,  
17 Prussia Street,  
Dublin 7.

91A/1891

23 April 1992

Re: Permission for retention of single storey extensions and underground cellar and permission for enclosing of existing porch Laurels Public House, Main Street, Clondalkin for Louis Fitzgerald.

Dear Sir,

With reference to the above proposal submitted by you on 26th February, 1992 you are hereby notified that the Planning Authority in pursuance to the powers conferred on it by the Local Government (Planning and Development) Acts, 1963-1983, has decided to Grant Permission for retention of underground cellar and enclosing of existing porch at Laurels Public House, Main Street, Clondalkin, subject to the conditions specified in Column 1 of Schedule 1 hereto, the reason for the imposition of the condition being as set out in Column 2 of Schedule 1 and to Refuse Permission to retain the existing single storey extensions at Laurels Public House, Main Street, Clondalkin as being contrary to the proper planning and development for the reasons set out in Schedule 2 herewith.

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Continued..../

SCHEDULE 1 continued.../

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1. The development impinges on the circulation and carparking around the existing building thereby restricting movement of traffic throughout this already restricted site. The proposed development therefore endanger public safety by reason of a traffic hazard.

Yours faithfully,

  
for Principal Officer.

James V. N. Looney B.E. C.Eng. M.I.E.L.  
CIVIL & STRUCTURAL ENGINEER

17 Prussia Street,  
Dublin 7.

Telephone: 387287

The Principal Officer  
Planning Dept. Dublin County Co.  
West Hill Centre Dublin 1

24/2/92 9/A/1891

A.L.

Dear Sir Additional Information 1.9.0  
Re: Extension of Extensions  
Lawels P-H Main St Clonsilla  
Reg Ref: 41 A/1891

I refer to your letter of the 27<sup>th</sup> Jan 92 and  
enclose as requested

- 1) 3<sup>rd</sup> Copy of car parking layout Drg 92 23/9
- 3<sup>rd</sup> Copy of drainage layout  
Building and car parking



Please note the following.

- 2 The Public house when built c 1965 was provided with a separate drainage system with the foul and storm outfalling to the Public Sewer in Main St. The foul foul is provided with a broads trap. The development of the adjoining retail shop units was carried out by a separate developer subsequent to the construction of the Public House the drainage system would have been that of the 1950 Cinema building we have no details of the drains.
- 3 The ownership of the site has been indicated on the car parking layout in a dotted red line. A right of way in favour of the shop units extends from Main Street around the shop units to Lawels PK.
- 4 Little consideration was given to car parking in 1975 when the Public House was designed by the Late Professor

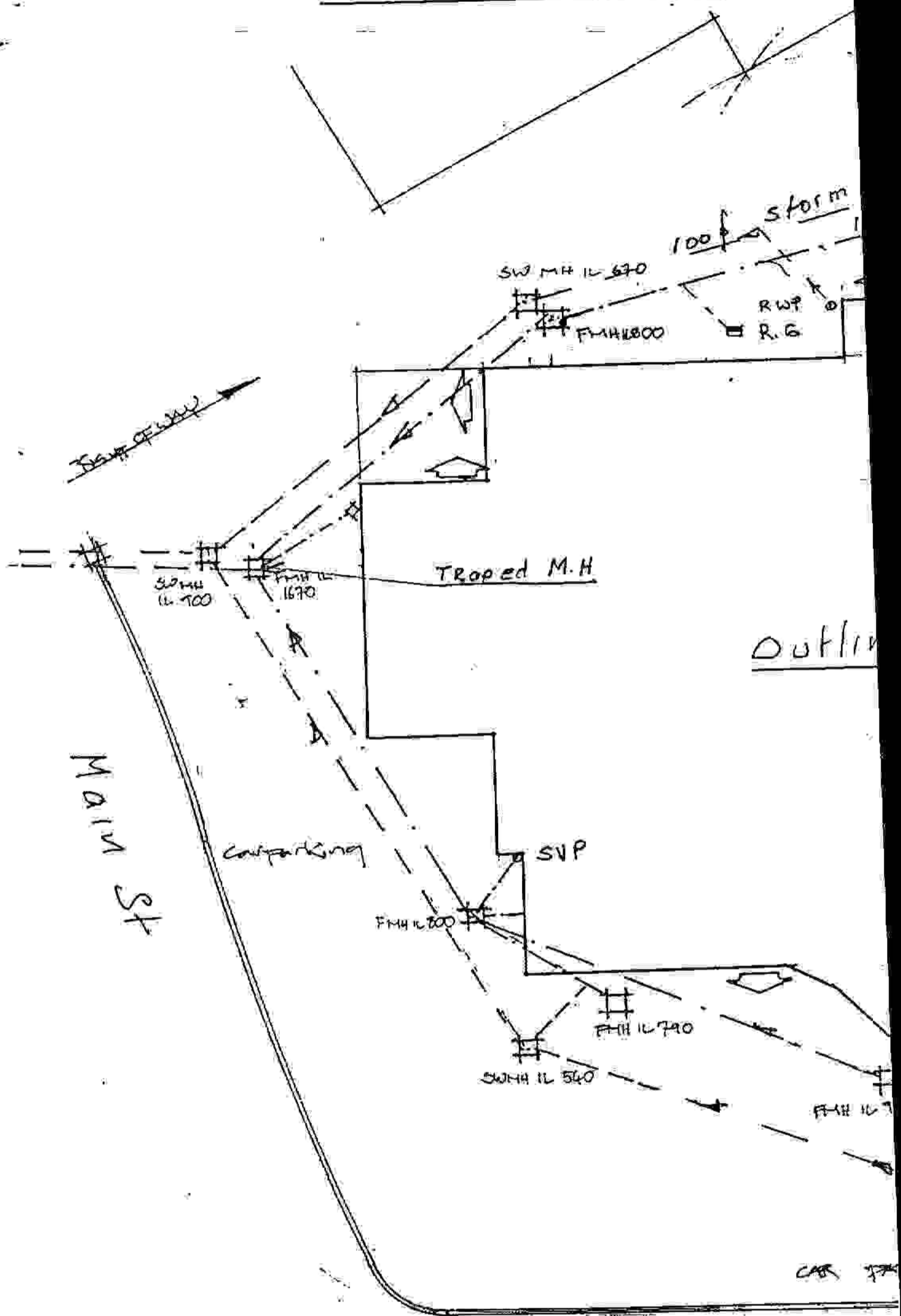
when the necessary circulation space is provided  
to include the right of way. You will note  
that localized landscape planting will be provided  
in raised planters.

Yours faithfully

James H. Honey

Separate Property

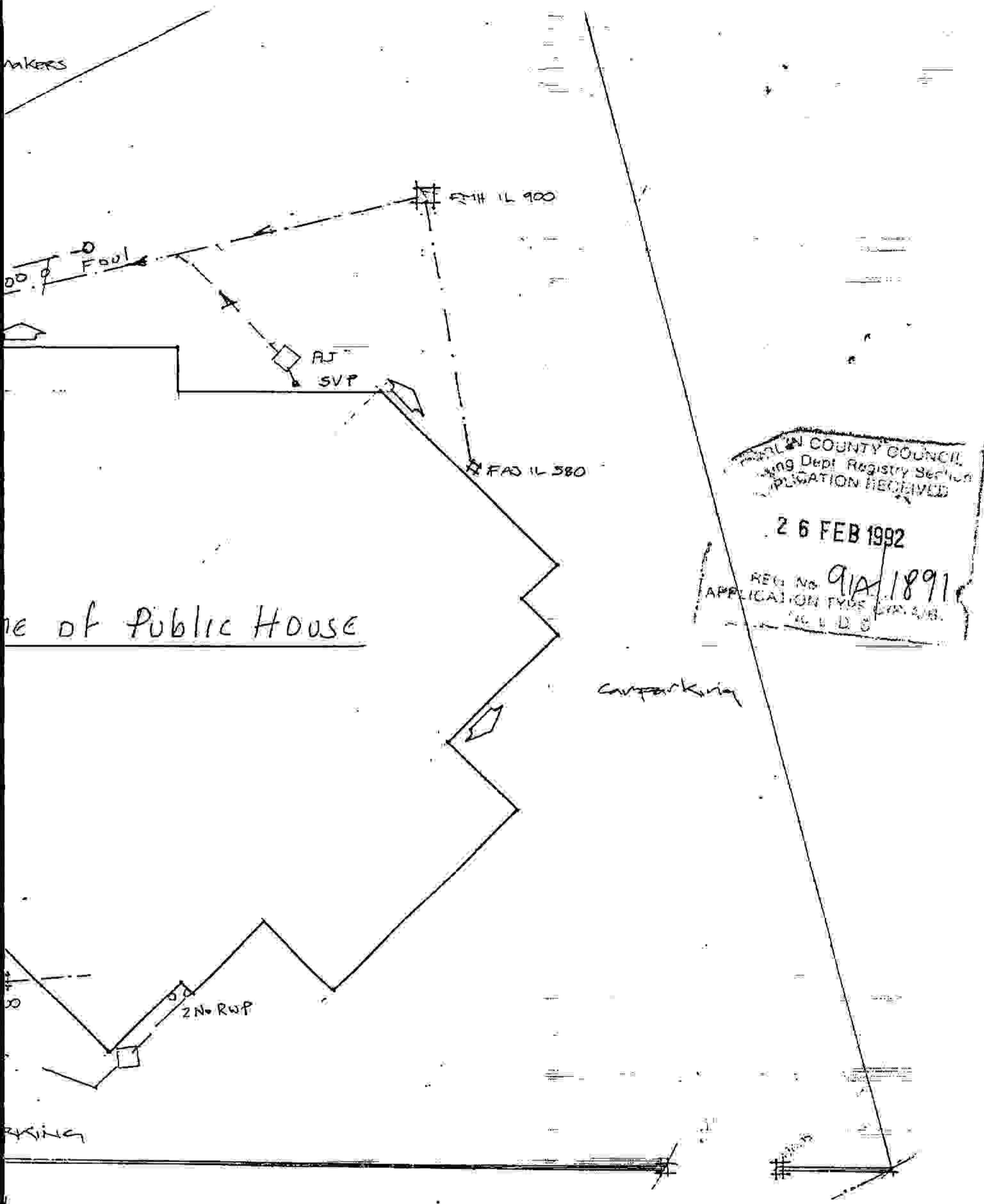
Dock



Outlin

New Road

Drainag Plan - Pub  
Scale 1:200



DUBLIN COUNTY COUNCIL  
 Planning Dept. Registry Section  
 APPLICATION RECEIVED  
 26 FEB 1992  
 REG No 91A/1891  
 APPLICATION FIVE YEAR SUB.  
 1991

Public House

parking

2 No RWP

Public House Site

JAMES V. N. LOONEY, B.E.C.Eng., M.I.EI. 17 PRUSSIA STREET, DUBLIN 7 TEL. 387287	The Laurels P.H	Job No 9223
	Main St Clondalkin	Dwg No B
	Existing Drainage	Date Feb 92



Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Bloc 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/1891

Date : 27th February 1992

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

Dear Sir/Madam,

DEVELOPMENT : Retention of single storey extensions and underground cellar and permission for enclosing of existing porch.

LOCATION : Laurels Public House, Main Street, Clondalkin.

APPLICANT : Louis Fitzgerald

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information received on 26th February 1992.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

James V. N. Looney,  
17 Prussia Street,  
Dublin 7.

James V. N. Looney,  
17 Prussia Street,  
Dublin 7.

Reg. Ref. No. 91A/1891

27 January 1992

Re: Permission for retention of single storey extensions and underground cellar and permission for enclosing of existing porch at Laurels Public House, Main Street, Clondalkin.

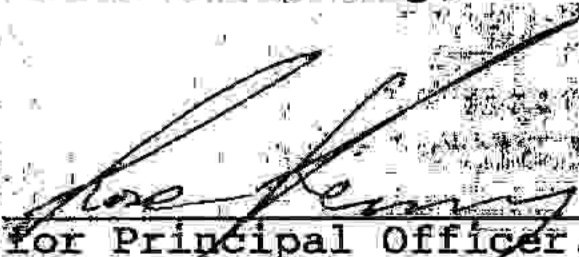
Dear Sir,

With reference to your planning application, received here on 29th November, 1991, 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:-

1. The applicant is requested to submit a block plan on a scale of 1:250 or equivalent showing a complete site car parking layout with car parking bays, circulation areas etc. The extent of applicant's property should be clearly defined.
2. The applicant is requested to submit full details of surface water drainage on site. In this regard it should be noted that no surface water is to be discharged to the foul sewer system.

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

Yours faithfully,

  
for Principal Officer.



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/1891

Date : 2nd December 1991.

Dear Sir/Madam,

Development : Retention of single storey extensions and underground  
cellar and permission for enclosing of existing porch.

LOCATION : Laurels Public House, Main Street, Clondalkin.

Applicant : Louis Fitzgerald

App. Type : PERMISSION

Date recd. : 29th November 1991

I refer to your planning application in connection with the above.  
You have omitted to state your/your client's legal interest in this  
property, (i.e. whether freehold, leasehold etc.).  
This information is required to comply with Article 17 of the Local  
Government (Planning and Development) Regulations 1977.

Please submit this information at your earliest convenience.

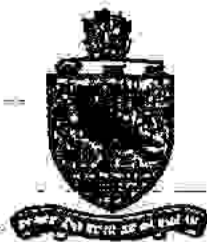
*Mr Looney stated by  
phone that interest was  
leasehold  
11/12/91*

Yours faithfully,

.....  
for PRINCIPAL OFFICER

James V. N. Looney,  
17 Prussia Street,  
Dublin 7.

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/1891

Date : 2nd December 1991

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

Dear Sir/Madam,

DEVELOPMENT : Retention of single storey extensions and underground  
cellar and permission for enclosing of existing porch.

LOCATION : Laurels Public House, Main Street, Clondalkin.

APPLICANT : Louis Fitzgerald

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application  
received on 29th November 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

James V. N. Looney,  
17 Prussia Street,  
Dublin 7.



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 Laurels Public House  
 (If none, give description sufficient to identify) Main St Clondalken Co Dublin

3. Name of applicant (Principal not Agent) L Fitzgerald

Address Laurels Public House Main St Clondalken Tel. No. JAMES V. N. LOONEY,

4. Name and address of person or firm responsible for preparation of drawings B.E.C. Eng. M.I.E.I.  
17 PRUSSIA STREET, DUBLIN 7 TEL. Tel. No. 387287

5. Name and address to which notifications should be sent JAMES V. N. LOONEY,  
B.E.C. Eng. M.I.E.I.  
17 PRUSSIA STREET, DUBLIN 7 TEL.

6. Brief description of proposed development Retention of Extensions to established P.H

7. Method of drainage Mains 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 Public House  
 (b) Proposed use of each floor Public House

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

*Address 28/11/91*

11. (a) Area of Site 236.25 71500 Sq. m.  
 (b) Floor area of proposed development 29/11 135 Sq. m.  
 (c) Floor area of buildings proposed to be retained within site 115/136 645 Sq. m.

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

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 Relevant

15. List of documents enclosed with application 3 copies of Org's News paper add

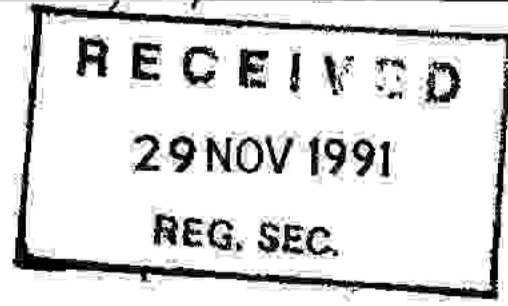


16. Gross floor space of proposed development (See back) 135 Sq. m.

No of dwellings proposed (if any) 4 Class(es) of Development 4  
 Fee Payable £ 236.25 Basis of Calculation 135 x 1.75 = 236.25  
 If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) James V N Looney Date 26/11/91

Application Type 914/1891 FOR OFFICE USE ONLY  
 Register Reference  
 Amount Received £  
 Receipt No 17-16 1.3.0  
 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.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration).	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

18/49 UPPER O'CONNELL STREET,

DUBLIN 1.

Issue of this receipt is not an acknowledgement that the fee tendered is the prescribed application fee. N 51360

Received this

day of

19

*Antin Stil*

the sum of

Pounds

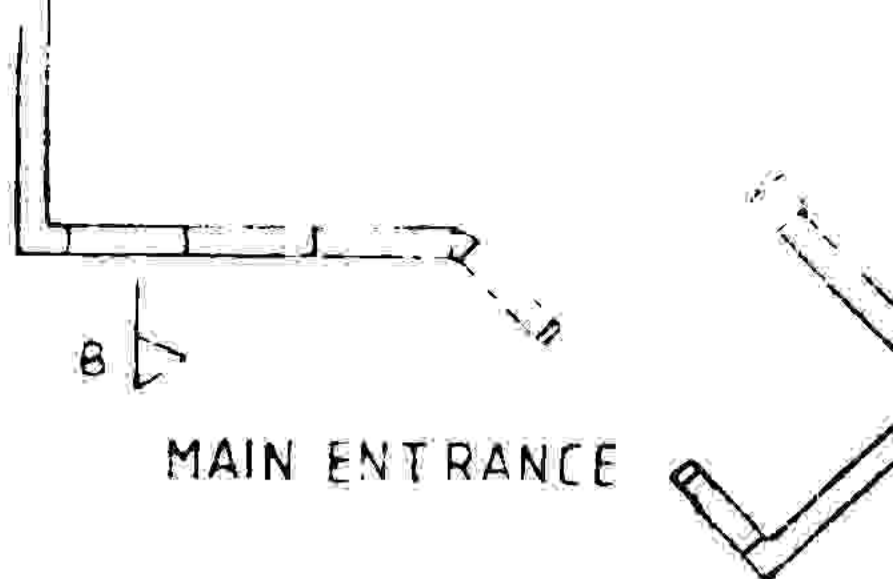
*for hundred and thirty*  
*twenty five*  
*planning application*

Pence being

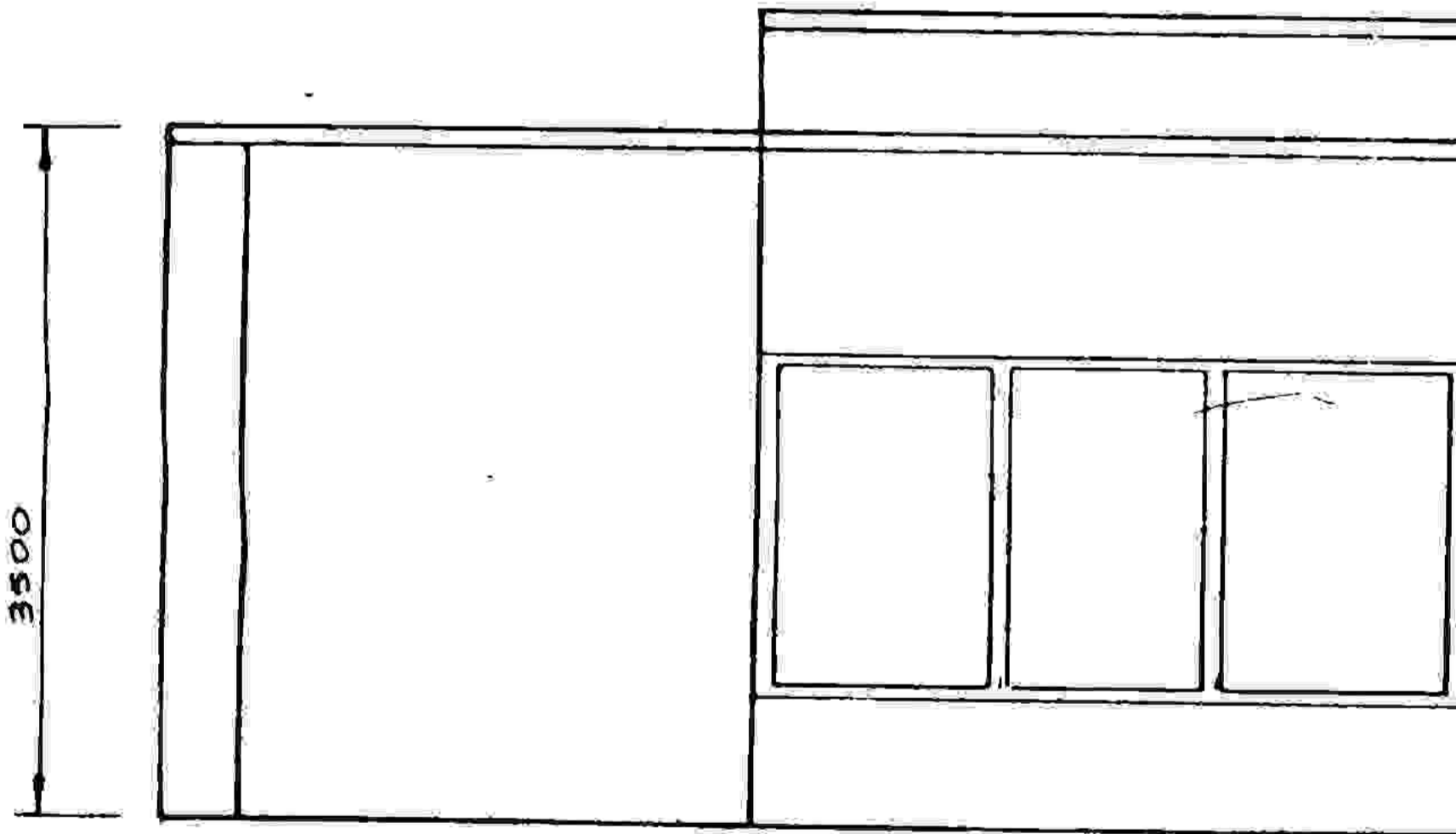
*Michael*

Cashier

CAREY  
Principal Officer



MAIN ENTRANCE



3500

DEVELOPED ELEVATION MAIN ENT



