

Register Reference : 91A/2078

Date : 4th July 1992

Development : Off licence, clocktower, diningroom, new bar and
toilets and cold room

LOCATION : Ballydowd, Lucan, Co. Dublin.

Applicant : Sibra Building Co. Ltd.,

App. Type : Permission

Dear Sir/Madam,

I wish to inform you that by Order dated 03.07.92 it was decided to GRANT PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached to the decision, is recorded in the Planning Register kept at this office in accordance with section 8 of the Local Government (Planning and Development) Act 1963.

This Register may be inspected during office hours [9.00a.m.- 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanala against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanala within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanala will be invalid unless the correct fee is received by An Bord Pleanala within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £200; any other appeal is £100.

Submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £30.

E. Edgeworth
Hermitage Park Res. Ass.
Ballydowd
Lucan.

Register Reference : 91A/2078

Date : 4th July 1992

Yours faithfully,

U.S.

.....

for PRINCIPAL OFFICER

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2078

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMMITTEE 7/5/92	Also Brady/O'Connell Per permission to Grant		

E. Edgeworth,
Hermitage Park Residents Assoc.,
Ballydowd,
Lucan,
Dublin 22.

Reg. Ref. No. 91A/2078

29 April 1992

Re: Proposed off licence, clocktower, diningroom, new bar and
toilets and cold room at Ballydowd, Lucan for Sibra
Building Co. Ltd.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that clarification of additional information was requested on the proposal on 24th April, 1992 and particulars of such request have been entered in the Planning Register. The Register is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

L. D.
for Principal Officer.

Postal
STRIKE

28 APR 1992

Mrs Betty Edgeworth

Now listed in Telephone

Directory.



Hermitage Park

Residents Association

Ed.

The Planning Authority
Dublin County Council
Middle Abbey Street
Dublin 1

13 March 1992



Reg post
13/3/92

OBJE

136

Dear Sir/Madam,

Your Planning Reference 91A/2078
Location: Ballydowd, Lucan, Co. Dublin

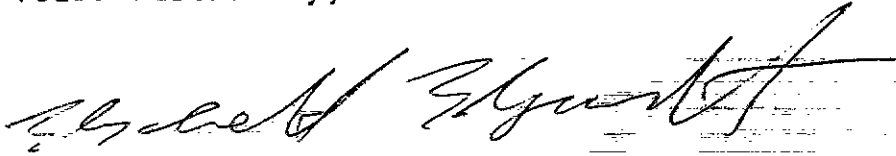
Development: Off Licence, Clocktower, dining room, new bar and toilets and Cold Room. Sibra Building Co. Ltd.

Hermitage Park Residents Association wish to object to Planning Permission being given for this development for the following reasons:

1. The Plans which were drawn up for this development by Architects, McCarthy & Patterson of Bridge Street, Newcastlewest, Co. Limerick show an "Existing Function Room". We would wish to point out that the Foxhunter Lounge does not possess Planning Permission for a "Function Room". Incidentally, the Foxhunter Lounge's previous application which is reference number 87A146 was for an additional lounge and a new restaurant. They did not apply for Planning Permission for a function room and therefore do not possess same. We would wish to have this function room removed from the plans and obviously would strenuously object to the provision of any such function room within the environs of our estate, which backs onto the Foxhunter Lounge.
2. We are also concerned about Plans for an "Off Licence" which we also object to as we feel that this will cause loitering problems in and around this development and the resulting increase in noise and disturbance within the environs of our estate.
3. The traffic problem on the Lucan By-Pass is seriously dangerous at the moment, as the traffic travelling out of Lucan Village towards the city can vere quite dangerously across the carriageway so as to allow themselves access to the Garage/Foxhunter. We feel that

the undoubted increase in traffic that this development will attract will be of a most serious concern to our residents as we feel this access will cause more serious road traffic accidents as a result of the increase in business.

Yours faithfully,



BETTY EDGEWORTH
SECRETARY,
HERMITAGE PARK RESIDENTS' ASSOCIATION

49 Hermitage Park Rd,
Ballydowd, Lucan.

Hermitage Park

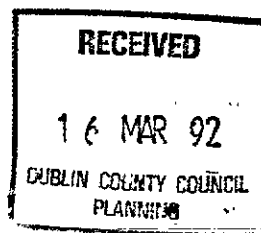
Residents Association

EOH

13/3/92

OBJE

The Planning Authority
Dublin County Council
Middle Abbey Street
Dublin 1



13 March 1992

Dear Sir/Madam,

Your Planning Reference 91A/2078
Location: Ballydowd, Lucan, Co. Dublin

Development: Off Licence, Clocktower, dining room, new bar and toilets and Cold Room. Sibra Building Co. Ltd.

Hermitage Park Residents Association would wish to point out some serious misleading descriptions which are contained on the Planning Application Form and the Newspaper Notice for the above development.

No. 3 on the Form states "Name of Applicant" (Principal not Agent). Under this the applicant is "Sibra Building Co. Ltd.

No. 4 Address: Hollyville House, Lucan Road, Palmerstown, Dublin 20.

The application form is signed by Frank Towey.

We would wish to point out what the correct application should be.

No. 3 The name of applicant is The Foxhunter Lounge.
No. 4 Address of applicant: The Foxhunter Lounge, Ballydowd, Lucan, Co. Dublin.
The signing of Frank Towey.

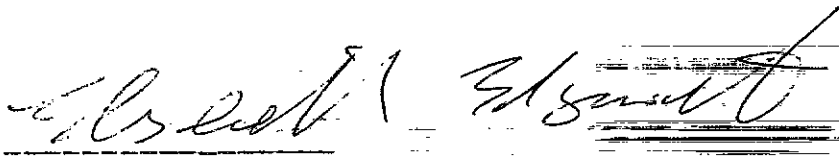
The serious misleading descriptions are as follows:

No. 3 The applicant being "Sibra Building Co. Ltd." is wrong. They do not reside at the address in No. 4. They are as we can guess, the Building Contractors for the development. "The Foxhunter Lounge" is the applicant.

No. 4 The address of "Hollyville House, Lucan Road, Palmerstown, Co. Dublin" is wrong. This is the home address of the owner of the pub. It does not relate to the development at all. The correct address should be "The Foxhunter Lounge, Ballydowd, Lucan, Co. Dublin".

We do feel very strongly that this application is deceiving in its form and we are confident that the Planning Department will take the necessary steps to rectify and reject this application in its present form.

Yours faithfully,



BETTY EDGEWORTH
SECRETARY,
HERMITAGE PARK RESIDENTS' ASSOCIATION

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 2078

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
SOUTH DUBLIN PLANNING SUB-COMTEE 14-4-92	Noted by O'Halloran		

FILE REF: 91A 2078

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
<p>BELGARD H + P 28/1/92</p> <hr/> <hr/>	<p>① Noted by Cllr Hamrah</p> <p>② Refusal recommended by Cllr O'Halloran</p> <p>① → ^{Executive} premises run to a high standard feels there would be no problem with under age drinking</p> <p>② Totally supports to separate off license No reason for it Will give rise to underage drinking etc.</p>		

BYE LAW APPLICATION FEES

REF. NO.: 9/1A/2078 CERTIFICATE NO.: 71275
 PROPOSAL: Off licence, New dining room, New Bar + toilets + cold room
 LOCATION: The Foxhunter, Ballybroad, Limerick
 APPLICANT: SIBRA Breeding Co Ltd

LOG 23/12/97

	1	2	3	4	5	6	7
CLASS	DWELLINGS/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses/Floors)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <u>323.0m²</u>	@ £3.50 per M ² or £70	<u>£1130.50</u>		<u>Nil £1130.50</u>		
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the forgoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: [Signature] Grade: DHI Date: 9/1/92
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 8/1/92
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref. 91A/2078 Cert. No. 27554
 PROPOSAL OFF Licence, New dry Room, New Bar P. toilets + Cold Room
 LOCATION H6 Foxhatee Ballydowd Lutan
 APPLICANT S. Bra Buddy to Ltd

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REG.	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 <u>323.0m</u>	@£1.75 per m2 or £40	<u>£565.25</u>	<u>£535.50</u>	<u>£29.75</u>	
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				

By Frank Touey
 13/2/92
 £29.75 on
 14/2/92 by bank draft

£29.75 paid 13/2/92 by bank draft N57773

Column 1 Certified: Signed: [Signature] Grade: D/TL Date: 9/1/92

Column 1 Endorsed: Signed: [Signature] Grade: Date: 8/1/92

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 8/1/92

Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/2078

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 3477 FT²

MEASURED BY:

J. Y.
9/1/92.

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: P/ / DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

STD:

~~3477~~ x 750

10000

260775

Day of 2608

3/7/92

P/3174/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

CONTRIBUTION:
Standard: 22608
Roads:
S. Sers:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:
Cash:

SOUTH COUNTY

WAC

Register Reference : 91A/2078

Date Received : 7th May 1992 *[Signature]*

Correspondence : McCarthy & Patterson,
 Name and : Bridge Street,
 Address : Newcastle West,
 Co. Limerick.

Development : Off licence, clocktower, diningroom, new bar and
 toilets and cold room

Location : Ballydowd, Lucan, Co. Dublin.

Applicant : Sibra Building Co. Ltd.,

App. Type : Permission

Zoning : To provide for new residential communities - approved action plans.

Floor Area : Sq.metres

NY (MG/sm)

Report of the Dublin Planning Officer dated 1st July, 1992.

This is an application for PERMISSION for an off licence, clock tower, diningroom, new bar, cold room and toilets at the Foxhunter Public House, Ballydowd, Lucan for Sibra Building Co. Ltd.

The proposed site which has a stated area of 3 acres is located immediately to the south of a slip lane on the Lucan by-pass. It is zoned 'A1' - "to provide for new residential communities in accordance with approved action area plans" in the Dublin County Development Plan, 1983. It adjoins a petrol filling station to the east and the Hermitage Estate to the south. Existing buildings on site comprise a c. 1,000 sq. m. public house, a large car parking area to the west and an extensive grassed area to the rear.

PLANNING HISTORY

Reg. Ref. No. SA 637 refers to a refusal of permission by the Council and an appeal to An Bord Pleanala for a development consisting of a hotel, public house and shops at this location.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/2078

Page No: 0002

Location: Ballydowd, Lucan, Co. Dublin.

Reg. Ref. No. ZA 1169 refers to a grant of permission for extension, alterations and additional car parking at the Ballydowd Inn (provided for an additional 540 sq. ft. public space).

Reg. Ref. No. 85A-1219 refers to a refusal of permission by both the Council and An Bord Pleanála for a 186.25 sq. m. extension (2,006 sq. ft.) to the existing lounge area and additional car parking ~~on the grounds~~ at the subject site on the grounds of traffic hazard, and conflict with local and Government policies regarding development adjoining National Primary Routes.

Reg. Ref. No. 86A-1355 refers to a refusal of permission for a 339 sq. m. lounge and restaurant extension at the Foxhunter Public House and revised entry and exit arrangements to the car parking area on the grounds of excessive development, traffic hazard, conflict with local and National Government policy and inadequate drainage information (appeal lodged but subsequently withdrawn).

Reg. Ref. No. 87A-0146 refers to a subsequent grant of permission for a 339 sq. m. extension at the Fox Hunter Public House, Lucan for use as restaurant and additional lounge area. A section 4 motion on this application was withdrawn and permission was subsequently granted following time extension/additional information request. Under this application the applicants submitted details of satisfactory access/egress arrangement for the site. This involved access off the west bound slip lane close to the public house and egress off a slip road to the west of the site onto the slip road to the overbridge.

The current application involves

- i. a coldroom at basement level
- ii. a single storey extension to the west of the existing building to comprise an off licence
- iii. a 2 storey extension to the east of the existing building to accommodate new lounge, including mezzanine lounge and toilets. This extension will replace existing single storey toilet block
- iv. a clock tower feature over the westernmost entrance
- v. the infilling of a yard area to rear to accommodate a dining room.

Lodged plans also identify the existing internal floor plan at the Foxhunter Public House. This differs from that previously approved under Reg. Ref. No. 87A-146 in that previously approved "restaurant area" is now designated as a function room. This should be clarified.

The proposed site was inspected on 17th February, 1992. The extensions and modifications approved under Reg. Ref. No. 87A-0146 have been carried out. The proposed access/exit arrangements are in place although it was noted that it is possible to exit the site through the access onto the west bound slip lane and carriageway. An additional access is available immediately west of the petrol

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0003

Location: Ballydowd, Lucan, Co. Dublin.

station.

The proposed development involves an increase in the public area at the Foxhunter of 144.2 sq. m. bringing the total public area to 700.2 sq. m. (as indicated on lodged plans). An off licence of floor area 29.7 sq. m. is also proposed.

A total of 172 no. car parking spaces are required to serve a development of this scale. Lodged plans identify a total of 131 no. car parking spaces representing a shortfall of 42 no. The layout submitted omits car parking spaces previously approved to the west of the public house. These have been omitted to facilitate access around the proposed off licence. From site inspection it was noted that the car parking layout differs from that shown on plans lodged. A total of 202 no. spaces are marked out on site to the west of the public house. However, many of these spaces and the circulation lanes do not conform with council standards. Applicants should be required to submit satisfactory layout.

Roads Department report noted. Roads Department subsequently contacted by phone. They recommend applicant be conditioned to

- i. close an existing exit to slip lane adjoining petrol filling station
- ii. ensure no exit onto dual carriageway at the main entrance by means of kerbing, paving, signage, etc.
- iii. Provide road markings and signage indicating exit to west of site onto slip lane.
- iv. kerb at this exit to be lowered
- v. car parking layout to development plan standards to be submitted
- vi. 0.75 metre wall to be provided along frontage as required by condition of previous permission.

The proposed development also involves an off licence which ~~should be submitted~~. This would attract passing trade off the Lucan by-pass contributing to additional unnecessary traffic turning movements at this location. Furthermore the location of the off licence is unacceptable given that it erodes the existing and approved car parking facilities at the site.

No details have been submitted regarding landscaping; boundary treatment of the site in the context of this application despite the fact that this was conditioned in the previous grant of permission (Conditions 7 and 8). This should be required to be submitted by additional information. In addition the applicant should be required to submit proposals for landscaping of car parking area to provide for visual breaks in this large expanse of tarmacadam.

There are a number of discrepancies in the plans lodged:

- i. The proposed site has not been outlined in red on the site location map.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0004

Location: Ballydowd, Lucan, Co. Dublin.

ii. No elevational drawings of the side (east) or rear elevation have been submitted.

The proposed development involves an increase in the floor area of an existing public house. This would involve an additional traffic turning movement at this location. However, these should be catered for by the access/egress arrangements approved under Reg. Ref. No. 89A-0146 once all the requirements of the Roads Department, including car parking are met.

The applicant was requested to submit additional information as follows on 20th February, 1992:

1. The applicant is requested to submit the following:

- (i) a site location map which accurately identifies the proposed site outlined in red;
- (ii) detailed elevational drawings of the south and east elevation of the proposed development, including details of any signage proposed.

2. Lodged plans indicate the existing extension in use as bar area/function room. Under the previous grant of permission this was approved as a lounge area and restaurant. The applicant is requested to clarify this situation.

3. From drawings lodged it is noted that the proposed development results in a total public space at the Foxhunter Public House of 700 sq. m. (incorporating new lounge and mezzanine floor - 144 sq. m.) A development of this scale would require a total of 172 no. car parking spaces to meet Development Plan standards (2 per 8 sq. m. public space for lounge/bars/function rooms, 2 per 10 sq. m. public space dining areas and 5 per 100 sq. m. for off licence). Lodged plans, however, identify a total of 131 no spaces.

The applicant is requested to submit revised car parking layout to show how car parking can be provided to Development Plan standards, i.e. individual parking bays of 4.8 m. x 2.4 m., circulation lanes 6.1 m.

4. The applicant is requested to submit detailed proposals for landscaping boundary treatment of the site as required by conditions nos. 7 and 8 of the previous grant of permission under REG. Ref. No. 87A-0146. This should include detailed proposals for

- (i) landscaping of car parking area to provide visual breaks;
- (ii) planting along site frontage;
- (iii) planting along the slip road to the west of the site;
- (iv) proposals for planting along the southern and western boundaries of the site.

5. The applicant is requested to submit detailed proposals indicating how it

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0005

Location: Ballydowd, Lucan, Co. Dublin.

is intended to prevent traffic exiting from the site onto the Dual carriageway from the approved "entrance" immediately west of the public house.

Additional Information was submitted on this application on 28th February, 1992.

This included:

1. (i) a revised site location map identifying the site outlined in red; (ii) elevational drawings of the south and east facades. The existing Foxhunter sign at roof level on the east is to be retained. The existing large Heineken sign (diameter 2.8 metres) is shown relocated on the new gable. This should be omitted in the interest of visual amenity.
2. Correspondence lodged states that the existing extension is in use as a lounge area and restaurant.
3. A revised site plan was submitted which provided for a total of 173 no. car parking spaces by encroaching onto portion of the green area between the existing car park and the housing at Hermitage Park.
4. Proposals were submitted for planting/boundary treatment to comprise of silver birch along road boundary and a combination of silver birch and beech along the boundary of the car park and open space. Planting is shown in car park although no details are given. No details have been submitted regarding planting along the slip road. The proposed planting is not considered sufficient to screen or reduce the impact of the extensive car park at this location. This, however, can be conditioned.
5. The drawings lodged state that it is proposed to erect "no exit" signs in the car park at the entrance and to indicate the exit to the slip road at the west end of the car park by markings.

Roads Department report stated that dangerous traffic turning movements have been observed at the main entrance. Cars have been observed exiting through the main entrance and travelling against the main out bound traffic flow on the Naas Road. Report states that parking is now adequate but states that details of entry and exit signs and ground markings are poorly indicated. No details of kerbing at the entrance has been provided. Roads would require a kerb layout to prevent traffic exiting at this point. Roads recommend clarification be sought in relation to signage, kerbing, etc.

The proposed site was inspected on 16th April, 1992. A natural stone wall has been erected along the boundary of the site with the Lucan Dual carriageway. A "no right turn" sign has been erected at the "entrance" indicating that left turning movements are acceptable.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0006

Location: Ballydowd, Lucan, Co. Dublin.

Objections received have been noted.

The proposed development is considered to be generally acceptable once the planning authority can be satisfied that the entrance/exit arrangements approved under Reg. Ref. No. 87A-0146 operate satisfactorily. This has not been demonstrated to date.

The applicants were requested to submit CLARIFICATION of ADDITIONAL INFORMATION on 25th April, 1992 as follows:-

1. The applicant is requested to clarify how it is intended to prevent traffic exiting from the site onto the dual carriageway from the approved "entrance" immediately west of the public house.

In this regard the submission lodged as additional information on 3rd March,

1991, is considered insufficiently detailed.

A revised proposal should include details of

- (i) paving/kerbing to prevent traffic exiting at this point;
- (ii) dimensions and precise locations of any signage/road markings proposed.

The applicant is requested to consult with the Council's Roads Department before resubmitting.

CLARIFICATION of ADDITIONAL INFORMATION was submitted on 7th May, 1992.

This included a revised site plan which outlined new proposals for the entrance/access arrangements at the Foxhunter.

The eastmost entrance is to be retained for deliveries to the service yard. 225 mm. kerbing is to be erected to prevent traffic from the car park using this entrance.

A scheme for kerbing/paving at the entrance was identified. The car park is to be marked out with directional arrows indicating the access onto the slip road. Several signs are to be erected indicating entrance, no exit etc.

No details have been submitted regarding the dimensions for materials to be used in these signs.

Roads Department report states that they have no objection providing the works outlined above are carried out.

The proposed development is considered acceptable.

I recommend that a decision to GRANT PERMISSION be made under the Local Government (Planning and Development) Acts, 1963 - 1991, subject to the following ^(1/4) conditions :-

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0007

Location: Ballydowd, Lucan, Co. Dublin.

CONDITIONS / REASONS

01 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 28th February, 1992 and ~~documentation~~ ^{documentation of additional information} received on 7th May, 1992, save as may be required by the other conditions attached hereto.

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

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

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

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

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

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

REASON: In the interest of health.

05 That a financial contribution in the sum of £2608-00 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.

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

06 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON: In the interest of safety and amenity.

07 That all external finishes harmonise in colour and texture with the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0008

Location: Ballydowd, Lucan, Co. Dublin.

existing premises.

REASON: In the interest of visual amenity.

08 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

REASON: To protect the amenities of the area.

09 That off street car parking shall be provided in accordance with Development Plan Standards to serve the existing and the proposed development. In this regard a total of 172 no. car parking spaces as indicated on drawing no. 1291 lodged as additional information on 28th February, 1992 shall be marked out on site, parking spaces shall conform to Council's standards i.e. 4.8 m. x 2.4 m. with 6.1 m. wide traffic aisles.

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

~~10 That the proposed circular Heineken wall sign shall be omitted from the eastern elevation proposed development.~~

~~10 REASON: In the interest of visual amenity.~~

10 11 That the detailed proposals for kerbing, road markings and signage indicated on drawing no. 1291 lodged as clarification of additional information on 7th May, 1992 shall be carried out in full prior to the commencement of development on site. In this regard full details of the dimensions and materials, signs to be submitted for the agreement of the Planning Authority.

10 11 REASON: In the interest of traffic safety and in the interest of visual amenity. 12

11 12 That prior to the commencement of development the applicants shall submit detailed landscaping plan with full works specification and timescale for implementations of works for the written agreement of the Planning Authority. This shall include proposal for:-

1. the planting of semi mature trees of a native species at 3 m. intervals, together with self maintaining durable shrubbery along the Lucan Road boundary of the site;
2. planting along slip road;
3. planting to provide for visual breaks in car park;
4. planting along the southern and western boundaries of the site.

12 13 That no portion of the premises shall be used as a function room without

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/2078

Page No: 0009

Location: Ballydowd, Lucan, Co. Dublin.

a prior grant of planning permission.

143 REASON: To prevent unauthorised development.

13 14 That no advertisement sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.

145. That the existing access onto the slip road to the west of the site shall be dishd at the applicants expense to the requirements of the Area Engineer (Roads maintenance)
Reason: in the interest of traffic safety.

M. Pendergast
.....
for Dublin Planning Officer

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

Order: A decision pursuant to section 26(1) of the Local Government (Planning and Development) Acts, 1963-1991 to GRANT PERMISSION for the above proposal subject to the 145 conditions set out above is hereby made.

Dated : *3rd* July, 1992.

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated

29th June 1992



P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connail Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

Attention: Mr. N. Prendergast/Ms. Mary Galvin.

Mr. A. Smith,
P.O.,
Planning Department.

Our Ref.

Your Ref.

Date 16.6.92.

RE: Extension to Foxhunter Public House, Ballydowd, Lucan.

Reg. Ref: 91A/2078.

Further to my telephone messages of todays date and letter of 7.5.92 to the P.O., enclosed herewith and further copies of the applicants response to your request for A.I., their Dwg. No. 1291 and our letter of 7.5.92 concerning same.

A handwritten signature in black ink, appearing to read 'T. Brick'.

T. Brick,
Senior Executive Engineer,
Roads Planning Division.

TB/BMcC



P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connell Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref.

Your Ref.

Date 7.5.92.

RE: Extension to Foxhunter Public House, Ballydowd, Lucan

Reg. Ref: 91A/2078.

We are in receipt to-day of the applicant's response for additional information, requested by Planning Department on the above submission. The works necessary to satisfy Roads Department's requirements are as detailed on revised Dwg. No. 1291, date stamped as received on 7th May, 1992 by this office (copy attached herewith).

Roads Department confirm that should the works in respect of entrance treatments, signage and car park markings be carried out, in compliance with the above mentioned drawing, we will have no objections to this development.

A handwritten signature in dark ink, appearing to read 'T. Brick'.

T. Brick,
Senior Executive Engineer,
Roads Planning Division.

TB/BMcC

Independent NEXDAY

Santry Hall, Dublin 9,
 Republic of Ireland.
 Tel: 423333, 426588 Fax: 426306

To: Dublin Co Council Road Section O Connell St Dublin F40 MR TIM BRICK	Belfast 084/370104 Limerick 069/61264 Portlaoise 088/568376 Dublin 01/423333
--	---



~~DELIVERY DOCKET~~ M 18498

This is No.

Date: 05-06-92 Vat Number: 47356170

Consignor: Ref. DROPPED
 McElrath Patterson
 Bridge St
 Newcastle West
 Co Limerick

Consignee: Ref.
 Dublin Co Council
 Road Section
 O Connell St
 Dublin F40 MR TIM BRICK
 Telephone 006 5983

Planning Control Section
 ROADS DEPARTMENT
07 MAY 1992
 DUBLIN COUNTY COUNCIL
 46-49 Upper O'Connell Street,

Pieces 1
 Cube .00
 Weight 1
 Charge weight 1
 All risks
 Insurance value
 Delivery date
 Shipping terms

Rec. by: -
 Print name
 Date
 Time

DIMS.	Pcs	Len	Wdt	Hgt
	1 x	.00 x	.00 x	.00
	0 x	.00 x	.00 x	.00
	0 x	.00 x	.00 x	.00

NOTE:- Signatures with "unchecked" comment is taken to be a clear signature for complete consignment. Damage must be fully detailed.

Directors: O. Cooke, K. Duffy, A.C.C.A., T. Kelleher. Regd. No. 97286 Regd. Office: Santry Hall, Santry, Dublin 9.
 Independent Nexday is the Trade Name of Independent Express Cargo Ltd.
 LIABILITY: All goods are carried and insured under our conditions of carriage, to the value of £1600 per 1000kg free of charge.

P/1806/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2078 Date Received : 28th February 1992

Correspondence : McCarthy & Patterson,
Name and : Bridge Street,
Address : Newcastle West,
Co. Limerick.

Development : Off licence, clocktower, diningroom, new bar and
toilets and cold room

Location : Ballydowd, Lucan, Co. Dublin.

Applicant : Sibra Building Co. Ltd.,

App. Type : Permission

Zoning : To provide for new residential communities - approved action plans.

Floor Area : Sq.metres

MS (MG/DK)

Report of the Dublin Planning Officer dated 14th April, 1992.

This is an application for PERMISSION for an off licence, clock tower, diningroom, new bar, cold room and toilets at the Foxhunter Public House, Ballydowd, Lucan for Sibra Building Co. Ltd.

The proposed site which has a stated area of 3 acres is located immediately to the south of a slip lane on the Lucan by-pass. It is zoned 'A1' - "to provide for new residential communities in accordance with approved action area plans" in the Dublin County Development Plan, 1983. It adjoins a petrol filling station to the east and the Hermitage Estate to the south. Existing buildings on site comprise a c. 1,000 sq. m. public house, a large car parking area to the west and an extensive grassed area to the rear.

PLANNING HISTORY

Reg. Ref. No. SA 637 refers to a refusal of permission by the Council and an appeal to An Bord Pleanala for a development consisting of a hotel, public house and shops at this location.

Reg. Ref. No. ZA 1169 refers to a grant of permission for extension,

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

alterations and additional car parking at the Ballydowd Inn (provided for an additional 540 sq. ft. public space).

Reg. Ref. No. 85A-1219 refers to a refusal of permission by both the Council and An Bord Pleanála for a 186.25 sq. m. extension (2,006 sq. ft.) to the existing lounge area and additional car parking on the grounds at the subject site on the grounds of traffic hazard, and conflict with local and Government policies regarding development adjoining National Primary Routes.

Reg. Ref. No. 86A-1355 refers to a refusal of permission for a 339 sq. m. lounge and restaurant extension at the Foxhunter Public House and revised entry and exit arrangements to the car parking area on the grounds of excessive development, traffic hazard, conflict with local and National Government policy and inadequate drainage information (appeal lodged but subsequently withdrawn).

Reg. Ref. No. 87A-0146 refers to a subsequent grant of permission for a 339 sq. m. extension at the Fox hunter Public House, Lucan for use as restaurant and additional lounge area. A section 4 motion on this application was withdrawn and permission was subsequently granted following time extension/additional information request. Under this application the applicants submitted details of satisfactory access/egress arrangement for the site. This involved access off the west bound slip lane close to the public house and egress off a slip road to the west of the site onto the slip road to the overbridge.

The current application involves

- i. a coldroom at basement level
- ii. a single storey extension to the west of the existing building to comprise an off licence
- iii. a 2 storey extension to the east of the existing building to accommodate new lounge, including mezzanine lounge and toilets. This extension will replace existing single storey toilet block
- iv. a clock tower feature over the westernmost entrance
- v. the infilling of a yard area to rear to accommodate a dining room.

Lodged plans also identify the existing internal floor plan at the Foxhunter Public House. This differs from that previously approved under Reg. Ref. No. 87A-146 in that previously approved "restaurant area" is now designated as a function room. This should be clarified.

The proposed site was inspected on 17th February, 1992. The extensions and modifications approved under Reg. Ref. No. 87A-0146 have been carried out. The proposed access/exit arrangements are in place although it was noted that it is possible to exit the site through the access onto the west bound slip lane and carriageway. An additional access is available immediately west of the petrol station.

The proposed development involves an increase in the public area at the Foxhunter of 144.2 sq. m. bringing the total public area to 700.2 sq. m. (as indicated on lodged plans). An off licence of floor area 29.7 sq. m. is also

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

proposed.

A total of 172 no. car parking spaces are required to serve a development of this scale. Lodged plans identify a total of 131 no. car parking spaces representing a shortfall of 42 no. The layout submitted omits car parking spaces previously approved to the west of the public house. These have been omitted to facilitate access around the proposed off licence. From site inspection it was noted that the car parking layout differs from that shown on plans lodged. A total of 202 no. spaces are marked out on site to the west of the public house. However, many of these spaces and the circulation lanes do not conform with council standards. Applicants should be required to submit satisfactory layout.

Roads Department report noted. Roads Department subsequently contacted by phone. They recommend applicant be conditioned to

- i. close an existing exit to slip lane adjoining petrol filling station
- ii. ensure no exit onto dual carriageway at the main entrance by means of kerbing, paving, signage, etc.
- iii. Provide road markings and signage indicating exit to west of site onto slip lane.
- iv. kerb at this exit to be lowered
- v. car parking layout to development plan standards to be submitted
- vi. 0.75 metre wall to be provided along frontage as required by condition of previous permission.

The proposed development also involves an off licence which should be omitted. This would attract passing trade off the Lucan by-pass contributing to additional unnecessary traffic turning movements at this location. Furthermore the location of the off licence is unacceptable given that it erodes the existing and approved car parking facilities at the site.

No details have been submitted regarding landscaping/ boundary treatment of the site in the context of this application despite the fact that this was conditioned in the previous grant of permission (Conditions 7 and 8). This should be required to be submitted by additional information. In addition the applicant should be required to submit proposals for landscaping of car parking area to provide for visual breaks in this large expanse of tarmacadam.

There are a number of discrepancies in the plans lodged:

- i. The proposed site has not been outlined in red on the site location map.
- ii. No elevational drawings of the side (east) or rear elevation have been submitted.

The proposed development involves an increase in the floor area of an existing public house. This would involve an additional traffic turning movement at this location. However, these should be catered for by the access/egress arrangements approved under Reg. Ref. No. 89A-0146 once all the requirements of the Roads Department, including car parking are met.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

The applicant was requested to submit additional information as follows on 20th February, 1992:

1. The applicant is requested to submit the following:

- (i) a site location map which accurately identifies the proposed site outlined in red;
- (ii) detailed elevational drawings of the south and east elevation of the proposed development, including details of any signage proposed.

2. Lodged plans indicate the existing extension in use as bar area/function room. Under the previous grant of permission this was approved as a lounge area and restaurant. The applicant is requested to clarify this situation.

3. From drawings lodged it is noted that the proposed development results in a total public space at the Foxhunter Public House of 700 sq. m. (incorporating new lounge and mezzanine floor - 144 sq. m.) A development of this scale would require a total of 172 no. car parking spaces to meet Development Plan standards (2 per 8 sq. m. public space for lounge/bars/function rooms, 2 per 10 sq. m. public space dining areas and 5 per 100 sq. m. for off licence). Lodged plans, however, identify a total of 131 no spaces.

The applicant is requested to submit revised car parking layout to show how car parking can be provided to Development Plan standards, i.e. individual parking bays of 4.8 m. x 2.4 m., circulation lanes 6.1 m.

4. The applicant is requested to submit detailed proposals for landscaping boundary treatment of the site as required by conditions nos. 7 and 8 of the previous grant of permission under Reg. Ref. No. 87A-0146. This should include detailed proposals for

- (i) landscaping of car parking area to provide visual breaks;
- (ii) planting along site frontage;
- (iii) planting along the slip road to the west of the site;
- (iv) proposals for planting along the southern and western boundaries of the site.

5. The applicant is requested to submit detailed proposals indicating how it is intended to prevent traffic exiting from the site onto the Dual carriageway from the approved "entrance" immediately west of the public house.

Additional Information was submitted on this application on 28th February, 1992.

This included:

- 1. (i) a revised site location map identifying the site outlined in red; (ii) elevational drawings of the south and east facades. The existing Foxhunter sign at roof level on the east is to be retained. The existing large Heineken sign (diameter 2.8 metres) is shown relocated on the new gable. This should be

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

omitted in the interest of visual amenity.

2. Correspondence lodged states that the existing extension is in use as a lounge area and restaurant.

3. A revised site plan was submitted which provided for a total of 173 no. car parking spaces by encroaching onto portion of the green area between the existing car park and the housing at Hermitage Park.

4. Proposals were submitted for planting/boundary treatment to comprise of silver birch along road boundary and a combination of silver birch and beech along the boundary of the car park and open space. Planting is shown in car park although no details are given. No details have been submitted regarding planting along the slip road. The proposed planting is not considered sufficient to screen or reduce the impact of the extensive car park at this location. This, however, can be conditioned.

5. The drawings lodged state that it is proposed to erect "no exit" signs in the car park at the entrance and to indicate the exit to the slip road at the west end of the car park by markings.

Roads Department report stated that dangerous traffic turning movements have been observed at the main entrance. Cars have been observed exiting through the main entrance and travelling against the main out bound traffic flow on the *Galway* Road. Report states that parking is now adequate but states that details of entry and exit signs and ground markings are poorly indicated. No details of kerbing at the entrance has been provided. Roads would require a kerb layout to prevent traffic exiting at this point. Roads recommend clarification be sought in relation to signage, kerbing, etc.

The proposed site was inspected on 16th April, 1992. A natural stone wall has been erected along the boundary of the site with the Lucan Dual carriageway. A "no right turn" sign has been erected at the "entrance" indicating that left turning movements are acceptable.

Objections received have been noted.

The proposed development is considered to be generally acceptable once the planning authority can be satisfied that the entrance/exit arrangements approved under Reg. Ref. No. 87A-0146 operate satisfactorily. This has not been demonstrated to date.

To my knowledge a High Court Action regarding the closing of a median has not yet been resolved.

I recommend that CLARIFICATION OF ADDITIONAL INFORMATION be requested from the to the following:

01 The applicant is requested to clarify how it is intended to prevent traffic exiting from the site onto the dual carriageway from the approved "entrance" immediately west of the public house.

In this regard the submission lodged as additional information on 3rd March, 1991, is considered insufficiently *detailed*.

A revised proposal should include details of

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- (i) paving/kerbing to prevent traffic exiting at this point;
- (ii) dimensions and precise locations of any signage/road markings proposed.

The applicant is requested to consult with the Councils Roads Department before resubmitting.



M. Pendergast
.....
for Dublin Planning Officer

egj Endorsed:
ofw for Principal Officer

Order: I direct that CLARIFICATION OF 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 : *24.4.1992*

John Y...
.....
ASSISTANT COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26 August, 1991.

Mary Gavin

PLANNING DEPT.
DEVELOPMENT CONTROL SECTION
Date 13.04.92
Time 12.30

DUBLIN COUNTY COUNCIL

REG. REF: 91A/2078.

DEVELOPMENT: Extension to Foxhunter Public House.

LOCATION: Ballydowd, Lucan.

APPLICANT: Sibra Building Co.

DATE LODGED: 28.2.92.

This is a response to A.I. concerning parking layout and ground marking and signs, which are urgently required on site.

Dangerous traffic movements have been observed at the main entrance. Cars have been observed exiting through the main entrance and travelling against the main outward bound traffic flow on the Lucan By-Pass.

In this submission car parking has been increased to 171 spaces which is adequate. However, details of entry and exit signs and ground markings are poorly indicated. No details of kerbing at the entrance has been provided. Roads require a kerb layout to prevent traffic existing at this point.

This submission does not comply with Roads Department requirements and further clarification is required.

1. This clarification should show an 'Exit' sign on the car park wall near the exit to slip lane on the Lucan By-Pass.
2. Full details including dimensions of all signs and ground markings should be agreed with Roads and shown on the drawings submitted.
3. Full details including dimensions of a kerb layout (to ensure one-way flow) at the main entrance within the car park should be agreed with Roads and shown on the drawings submitted.
4. All car parking spaces to comply with minimum dimensions of 4.8m x 2.4m and must be set out and marked on site to the satisfaction of this Department.

It is recommended that the applicant consult with this Department before submitting further additional information.

TR/BMcC
8.4.92.

SIGNED: J. Ryan

ENDORSED: C. J. K

DATE: 10/4/92

DATE: 10/4/92

P/800/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

Register Reference : 91A/2078 Date Received : 23rd December 1991

Correspondence : McCarthy & Patterson,
Name and : Bridge Street,
Address : Newcastle West,
Co. Limerick.

Development : Off licence, clocktower, diningroom, new bar and
toilets and cold room

Location : Ballydowd, Lucan, Co. Dublin.

Applicant : Sibra Building Co. Ltd.,

App. Type : Permission

Zoning : To provide for new residential communities - approved action plans.

Floor Area : 300 sq.metres

(MG/DK)

Report of the Dublin Planning Officer dated 20th February, 1992.

This is an application for PERMISSION for an off licence, clock tower, diningroom, new bar, cold room and toilets at the Foxhunter public House, Ballydowd, Lucan for Sibra Building Co. Ltd.

The proposed site which has a stated area of 3 acres is located immediately to the south of a slip lane on the Lucan by-pass. It is zoned 'A1' - "to provide for new residential communities in accordance with approved action area plans" in the Dublin County Development Plan, 1983. It adjoins a petrol filling station to the east and the Hermitage Estate to the south. Existing buildings on site comprise a c. 1,000 sq. m. public house, a large car parking area to the west and an extensive grassed area to the rear.

PLANNING HISTORY

Reg. Ref. No. SA 637 refers to a refusal of permission by the Council and an appeal to An Bord Pleanala for a development consisting of a hotel, public house and shops at this location.

Reg. Ref. No. ZA 1169 refers to a grant of permission for extension, alterations and additional car parking at the Ballydowd Inn (provided for an additional 540 sq. ft. public space).

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref. No. 85A-1219 refers to a refusal of permission by both the Council and An Bord Pleanála for a 186.25 sq. m. extension (2,006 sq. ft.) to the existing lounge area and additional car parking on the grounds at the subject site on the grounds of traffic hazard, and conflict with local and Government policies regarding development adjoining National Primary Routes.

Reg. Ref. No. 86A-1355 refers to a refusal of permission for a 339 sq. m. lounge and restaurant extension at the Foxhunter Public House and revised entry and exit arrangements to the car parking area on the grounds of excessive development, traffic hazard, conflict with local and National Government policy and inadequate drainage information (appeal lodged but subsequently withdrawn).

Reg. Ref. No. 87A-01⁴⁶ refers to a subsequent grant of permission for a 339 sq. m. extension at the Fox hunter Public House, Lucan for use as restaurant and additional lounge area. A section 4 motion on this application was withdrawn and permission was subsequently granted following time extension/additional information request. ^{Under this application} When the applicants submitted details of a satisfactory access/egress arrangements for the site. This involved access off the west bound slip lane close to the public house and egress off a slip road to the west of the site onto the slip road to the overbridge.

The current application involves

- i. a coldroom at basement level
- ii. a single storey extension to the west of the existing building to comprise an off licence
- iii. a 2 storey extension to the east of the existing building to accommodate new lounge, including mezzanine lounge and toilets. This extension will replace existing single storey toilet block
- iv. a clock tower feature over the westernmost entrance
- v. the infilling of a yard area to rear to accommodate a dining room.

Lodged plans also identify the existing internal floor plan at the Foxhunter Public House. This differs from that previously approved under Reg. Ref. No. 87A-1⁴⁶ in that previously approved "restaurant area" is now designated as a function room. This should be clarified.

The proposed site was inspected on 17th February, 1992. The extensions and modifications approved under Reg. Ref. No. 87A-0146 have been carried out. The proposed access/exit arrangements are in place although it was noted that it is possible to exit the site through the access onto the west bound slip lane and carriageway. ^{An additional access is available immediately west of the Petrol Station}

The proposed development involves an increase in the public area at the Foxhunter of 144.2 sq. m. bringing the total public area to 700.2 sq. m. (as indicated on lodged plans). An off licence of floor area 29.7 sq. m. is also proposed.

A total of 172 no. car parking spaces are required to serve a development of this scale. Lodged plans identify a total of 134 no. car parking spaces

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

representing a shortfall of 42 no. The layout submitted omits car parking spaces previously approved to the west of the public house. These have been omitted to facilitate access around the proposed off licence. From site inspection it was noted that the car parking layout differs from that shown on plans lodged. ^{A total of 202 no. spaces} and an additional 17 no. spaces are marked out on site immediately to the west of the public house. ~~However many of these spaces and the circulation lanes do not conform with council standards. Applicants should be required to submit satisfactory layout~~ Roads Department report noted. Roads Department subsequently contacted by phone. They recommend applicant be conditioned to

- i. close an existing exit to slip lane adjoining petrol filling station
- ii. ensure no exit onto dual carriageway at the main entrance by means of kerbing, paving, signage, etc.
- iii. Provide road markings and signage indicating exit to west of site onto slip lane.
- iv. kerb at this exit to be lowered
- v. car parking layout to development plan standards to be submitted
- vi. 0.75 metre wall to be provided along frontage as required by condition of previous permission.

The proposed development also involves an off licence which should be omitted. This would attract passing trade off the Lucan by-pass contributing to additional unnecessary traffic turning movements at this location. Furthermore the location of the off licence is unacceptable given that it erodes the existing and approved car parking facilities at the site.

No details have been submitted regarding landscaping, boundary treatment of the site in the context of this application despite the fact that this was conditioned in the previous grant of permission (Conditions 7 and 8). This should be required to be submitted by additional information. In addition the applicant should be required to submit proposals for landscaping of car parking area to provide for visual breaks in this large expanse of tarmacadam.

There are a number of discrepancies in the plans lodged:

- i. The proposed site has not been outlined in red on the site location map.
- ii. No elevational drawings of the side (east) or rear elevation have been submitted.

The proposed development involves an increase in the floor area of an existing public house. This would involve an additional traffic turning movement at this location. However, these should be catered for by the access/egress arrangements approved under Reg. Ref. No. 89A-0140 once all the requirements of the Roads Department, including car parking are met.

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

01 The applicant is requested to submit the following:

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- (i) a site location map which accurately identifies the proposed site outlined in red;
- (ii) detailed elevational drawings of the south and east elevation of the proposed development, including details of signage proposed.

02 Lodged plans indicate the existing extension in use as bar area/function room. Under the previous grant of permission this was approved as a lounge area and restaurant. The applicant is requested to clarify this situation and to submit a revised newspaper notice clearly indicating all proposed uses at the Foxhunter Public House.

03 From drawings lodged it is noted that the proposed development results in a total public space at the Foxhunter Public House of 700 sq. m. (incorporating new lounge and mezzanine floor - 144 sq. m.) A development of this scale would require a total of 172 no. car parking spaces to meet Development Plan standards (2 per 8 sq. m. public space for lounge/bars/function rooms, 2 per 10 sq. m. public space dining areas and 5 per 100 sq. m. for off licence). Lodged plans, however, identify a total of 130 no. spaces.

The applicant is requested to submit revised car parking layout to show how car parking can be provided to Development Plan standards. 18 individual parking bays of 4.8m x 2.4m. Circulation lanes 6.1m

04 The applicant is requested to submit detailed proposals for landscaping boundary treatment of the site as required by conditions nos. 7 and 8 of the previous grant of permission under Reg. Ref. No. 87A-0134. This should include detailed proposals for

- (i) landscaping of car parking area to provide visual breaks;
- (ii) planting along site frontage.
- (iii) planting along the ^{exit} road east to the west of the site
- (iv) proposals for planting along the southern and western boundaries of the site

05 The applicant is requested to submit detailed proposals indicating how it is intended to prevent traffic exiting from the site onto the Dual carriageway from the approved "entrance" immediately west of the public house.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

147
[Signature]
.....
for Dublin Planning Officer

Endorsed: - *[Signature]* *9/15*
.....
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 : 20th FEBRUARY 1992

[Signature]
.....
ASSISTANT COUNTY MANAGER/APPROVED OFFICER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated *[Signature]* 1997.



Bosca 174,
P. O. Box 174,
5 Rae Gardnar,
5 Gardiner Row,
Baile Atha Cliath 1.
Dublin 1.
Telephone: (01) 727777
Fax: (01) 725782

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department.

Our Ref. P.P. 142/1

Your Ref.

Date 28.01.1992

RE/ Off-Licence, Clocktower etc., Ballydowd, Lucan.
Reg. Ref. 91A/2078.

While the Parks Department has no objection in principle to this proposed development, concern must be expressed about the non-compliance with a previous permission relating to the landscaping of the carpark and land associated with the Foxhunter Public House which is subject of this application. Due to the prominent location of this site, it is essential that the area alongside the Lucan By-Pass is properly landscaped.

It is recommended that Additional Information is sought in this regard.

SENIOR PARKS SUPERINTENDENT



DUBLIN COUNTY COUNCIL

REG. REF: 91A/2078
DEVELOPMENT: Off Licence/Clocktower
LOCATION: Lucan
APPLICANT: Sibra Building Co. Ltd.
DATE LODGED: 23/12/91

The proposal appears to have a shortfall of 9 car spaces to comply with Council Development Plan Standards.

No Roads objection subject to the submission of car parking layout and a calculation to show compliance with Council Development Plan Standards.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC 1
Date ... 04.02.92
Time ... 10.30

TR/AW
5/2/92

SIGNED: _____

ENDORSED: _____

C. Bank

DATE: _____

DATE: _____

6/2/92



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/2078

Date : 9th January 1992

Dear Sir/Madam,

Development : Off licence, clocktower, diningroom, new bar and
toilets and cold room

LOCATION : Ballydowd, Lucan, Co. Dublin.

Applicant : Sibra Building Co. Ltd.,

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 23rd December 1991

Your application in relation to the above was submitted with a fee of
535.50 .

On examination of the plans submitted it would appear that the
appropriate amount should be 565.25 .

I should be obliged if you would submit the balance of 29.75
as soon as possible as a decision cannot be made on this application
until the correct fee is received.

Yours faithfully,

.....
for PRINCIPAL OFFICER

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

NO FEE WITH BYE LAW APPLICATION

TELEPHONE: 724755

EXTENSION: 231/234

FAX.: 724896

McCarthy & Patterson,

Bridge Street,

Newcastle West,

Co. Limerick.

PLANNING DEPARTMENT,

IRISH LIFE CENTRE,

LOWER ABBEY STREET.,

DUBLIN 1.

14/1/92

REG. REF.: 91A/2078

RE: Off Licence, new dining room, new bar and toilets and cold room at The Foxhunter,
Ballydowd, Lucan, for Sibra Building Co. Ltd.

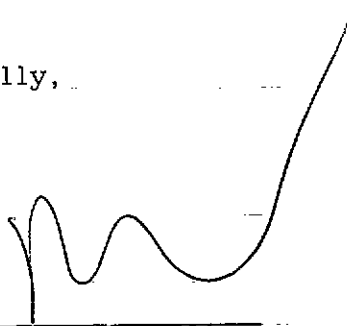
Dear Sir/Madam,

I refer to your application for Bye Law approval in respect of the above proposal. I wish to inform you that the Planning Authority will not commence to consider the application until the appropriate fee is paid. If no fee or a fee less than the appropriate fee has been received by the Council on the expiration of two months, commencing on the day the application is received, the application will be regarded as having been withdrawn.

The correct fee for the above mentioned application is £ 1,130.50.

Please quote the Register Reference No. stated above when submitting the fee.

Yours faithfully,



for PRINCIPAL OFFICER

Note: Original letter posted 24/7/92

Maíne O'Regan McGillicuddy

Consulting Engineers

7 Day Place,
Tralee, Co. Kerry.

Telephone: (066) 23130/22583.
Telefax: (066) 23364.

Our Ref: T.McG/C.McE

Your Ref:

DUBLIN COUNTY COUNCIL,
BUILDING CONTROL SECTION,
BLOCK 2,
IRISH LIFE CENTRE,
LOWER ABBEY STREET,
DUBLIN 1.

RECEIVED
29 JUL 1992
Reg. Sec.

Date: 24th July 1992
DUBLIN COUNTY COUNCIL
PLANNING DEPT.
28 JUL 1992
RECEIVED

RE: ADDITIONAL INFORMATION FOR B.B.L.

REG. REF. NO. 91A/2078

1.2.02
unslat

Dear Sirs,

Please find enclosed two copies of structural calculations and details in support of the above application.

We certify that the above have been designed in accordance with the Building Bye Laws.

Yours faithfully,

T. McGillicuddy

REF.

CALCS.

OUTPUT

Planning and Building Services
APPROVED
28 JUL 1992
REG No 91A/2078

LOADING DATA

1/ PITCHED ROOFS

DEAD :	Slates	0.50
	Battens	0.05
	Felt	0.05
	Rafters	0.10
	Steelwork	0.10
	Insulation	0.05
	Plasterboard	0.25
		<u>1.10 kN/m²</u>

IMPOSED : BS 6399 = 0.75 kN/m²

ULT. LOADING = (1.4 x 1.0) + (1.6 x 0.75) = 2.75 kN/m²

2/ MEZZANINE FLOOR IN LOUNGE

DEAD :	Floor Boards	0.25
	Joists	0.20
	Plasterboard	0.50
		<u>0.95 kN/m²</u>

IMPOSED : Public Assembly - Lounge 2.0 kN/m²

ULT. LOADING = (1.4 x 0.95) + (1.6 x 2.0) = 4.53 kN/m²

3/ FLAT ROOFS

DEAD :	Asphalt	0.42
	Plywood	0.15
	Insulation	0.05
	Joists	0.15
	Plasterboard	0.25
		<u>1.02 kN/m²</u>

IMPOSED : Not restricted to M&R. 1.50 kN/m²

ULT. LOADING = (1.4 x 1.02) + (1.6 x 1.50) = 3.83 kN/m²

CALCS

OUTPUT

4/ SUSPENDED FLOOR OVER BASEMENT

DEAD: 125 P.C. Slab & Screed 2.95 kN/m²

LIVE: Toilets 2.00 kN/m²

ULTIMATE LOADING = $(1.4 \times 2.95) + (1.6 \times 2.00) = 7.33 \text{ kN/m}^2$

5/ EXTERNAL WALL TO LOUNGE

DEAD: Render 0.30

100 Blockwork 2.20

Insulation 0.05

215 Blockwork 4.50

Plaster 0.22

7.27 kN/m²

6/ EXTERNAL WALL TO OFF-LICENCE

DEAD: Render 0.30

2x 100 Blockwork 4.40

Insulation 0.05

Plaster 0.22

4.97 kN/m²

7/ INTERNAL 215 BLOCK WALL

DEAD: 215 Blockwork 4.50

Plaster both sides 0.44

4.94 kN/m²

8/ INTERNAL 100 BLOCK WALL

DEAD: 100 Blockwork 2.20

Plaster both sides 0.44

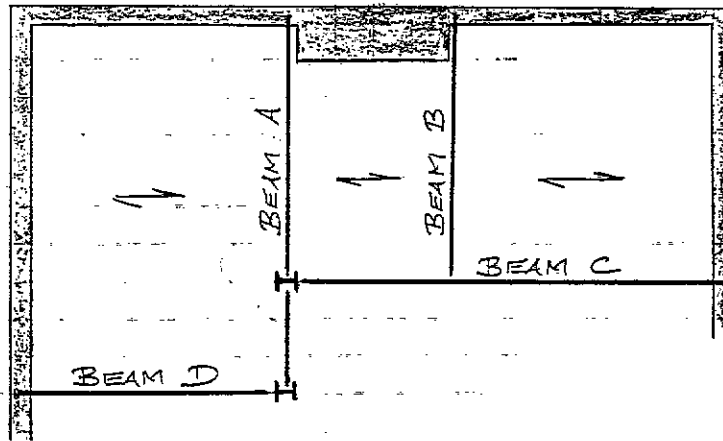
2.64 kN/m²

REF.

CALCS

OUTPUT

STEELWORK SUPPORTING MEZZANINE FLOOR OVER LOUNGE



BEAM A — SPAN \approx 4000 mm

ULT. LOADING: Floor = $0.5 \times 6.0 \times 4.53 = 13.6 \text{ kN/m}$
 — Say 15 kN/m incl. s. wt. of beam, etc.

$$M_{ULT} = \frac{15 \times 4.0^2}{8} = 30 \text{ kN-m.}$$

Beam continuously restrained by floor joists

Try 203 x 133 x 25 UB — ($M_{ex} = 71 \text{ kN-m}$)

$$\text{Live Load Deflection} = \frac{5 \times (0.5 \times 6.0 \times 2.0) \times 4000^4}{384 \times 2.05 \times 10^5 \times 2360 \times 10^8}$$

$$= 4.1 \text{ mm} = 1/977 \text{ — o.k.}$$

BEAM B — Similar to Beam A

BEAM C — SPAN \approx 6000 mm

ULT. Pt. Load @ 2.5 m
 = $0.5 \times 4.0 \times 15 = 30 \text{ kN}$

$$M_{ULT} = \frac{30 \times 2.5 \times 3.5}{6.0} = 44 \text{ kN-m.}$$

Try 203 x 203 x 46 UC — ($M_b = 118 \text{ kN-m}$)

(Beam restrained by Beam B $\Rightarrow l_e = 3.5 \text{ m}$)

REF.	CALCS.	OUTPUT.
------	--------	---------

Live Load Deflection $\leq \frac{3 \times 12 \times 10^3 \times 6000^3}{48 \times 2105 \times 10^3 \times 4580 \times 10^4}$
 = 17.3 mm = $\frac{1}{346}$ = O.K.

BEAM D SPAN \approx 3500 mm.

Nominal Loading - by inspection 203 x 133 x 25 UB

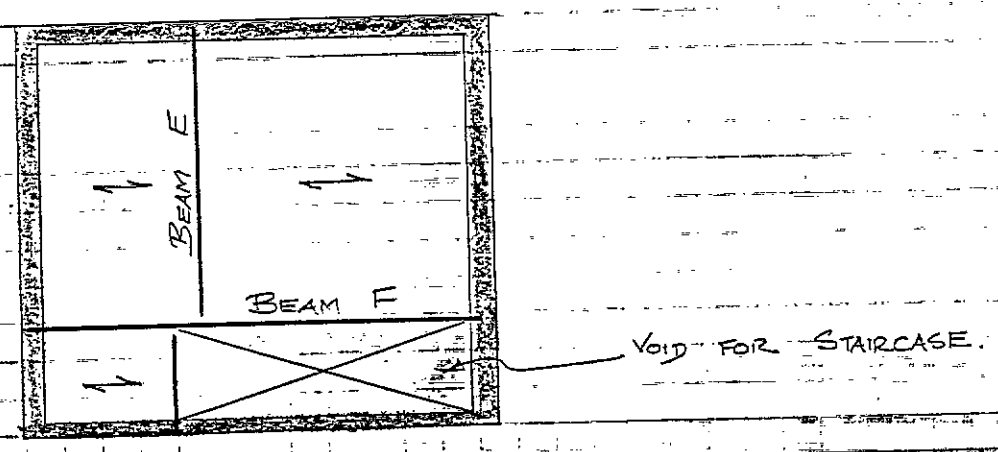
COLUMN DESIGN

Axial Load $\approx 0.25 \times 5.0 \times 9.8 \times 4.53 = 55.5 \text{ kN}$

Effective Column Length = $1.0 \times 3.4 = 3.4 \text{ m}$.

From Tables 152 x 152 x 23 UC ADEQUATE.

SUPPORT STEEL TO R.C. FLOOR OVER BASEMENT



BEAM E SPAN \approx 4200 mm

ULTIMATE LOADING :
 Slab = $0.5 \times 5.9 \times 7.33 = 21.6$
 Wall = $5.0 \times 1.4 \times 4.94 = 34.6$
 Flat Roof = $0.5 \times 5.9 \times 3.83 = 11.3$

 67.5 kN/m

Say 70 kN/m incl. S.Wt., etc.

$M_{\text{ULT}} = \frac{70 \times 4.2^2}{8} = 154 \text{ kN-m}$.

REF.

CALCS

OUTPUT

Try 203 x 203 x 71 UC

$$(M_b = 176 \text{ kN-m @ } l_e = 4.2 \text{ m})$$

$$\text{Live Load Deflection} = \frac{5 \times 5.9 \times 4200^4}{384 \times 2.07 \times 10^8 \times 9650 \times 10^4}$$

$$= 1.5 \text{ mm} \text{ --- o.k.}$$

BEAM F — SPAN = 5900 mm

$$\text{ULT. POINT LOAD} \approx 0.5 \times 5.1 \times 70 = 178.5 \text{ kN}$$

@ 2.2 m

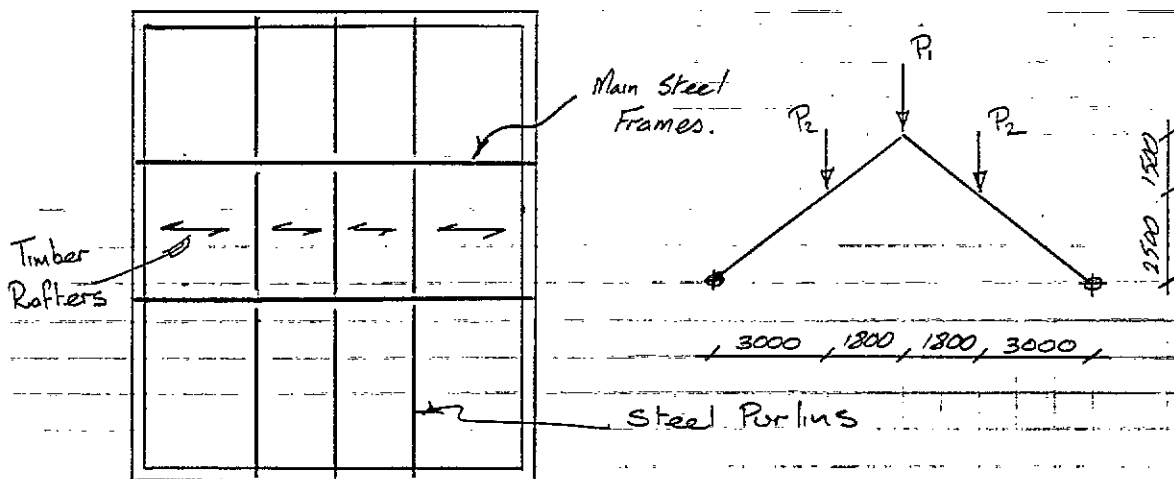
$$M_{\text{ULT}} = 178.5 \times 2.2 \times \frac{3.7}{5.9} = 246 \text{ kN-m}$$

Beam Restrained by Beam E $\Rightarrow l_e = 3.7 \text{ m}$

Provide 254 x 254 x 73 UC

$$(M_b = 251 \text{ kN-m @ } l_e = 3.7 \text{ m})$$

ROOF STEELWORK OVER LOUNGE



Max. width of Roof carried by Frame $\approx 4.0 \text{ m}$.

LOADING

$$P_1 = 0.5 \times 3.6 \times 4.0 \times 2.75 = 20 \text{ kN}$$

$$P_2 = 0.5 \times 4.8 \times 4.0 \times 2.75 = 26.5 \text{ kN}$$

MALONE O'REGAN - TRALEE

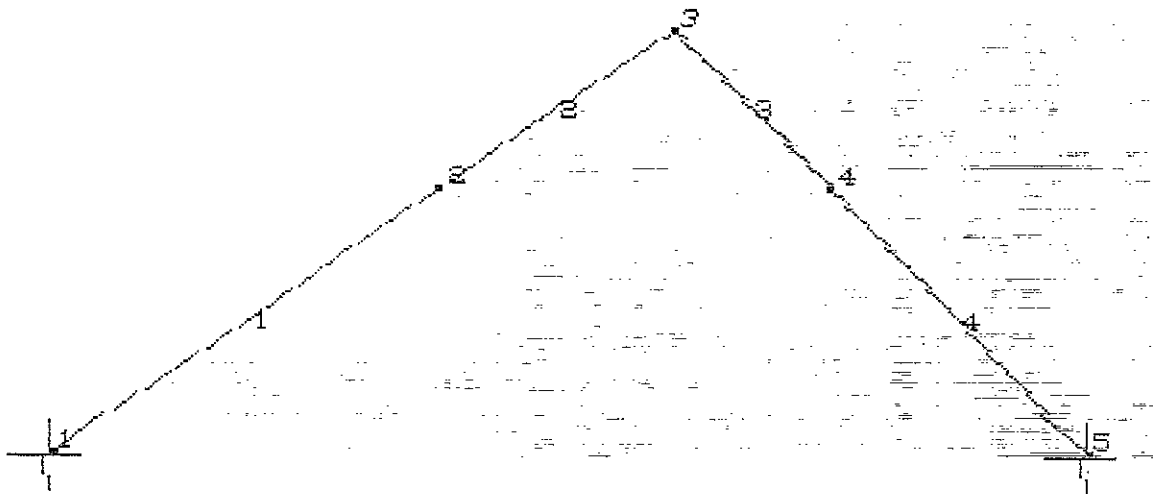
PAGE 2

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

JOB NO.
RUN NO. 01
AUTHOR KH
DATE 08-

EN202: PLANE FRAME/FINITE ELEMENT ANALYSIS-V4.1
Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD. 1
Data File : FPH1



Material Properties

ENTRY NO.	TABLE REF./ DESCRIPTION	YOUNG'S MODULUS (kN/mm ²)	POISSON'S RATIO	COEFFICIENT OF THERMAL EXP. (/ Deg C)	WEIGHT/VOLUME (kN/m ³)
1	SI Steel - Deg. C	205	.300	1.200E-05	77

MALONE O'REGAN - TRALEE

PAGE 2

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

JOB NO.
RUN NO. 01
AUTHOR KH
DATE 08-07-91

EN202: PLANE FRAME/FINITE ELEMENT ANALYSIS-V4.1
Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD. 1991
Data File : FPH1

Joint Co-ordinates

JOINT	X (m)	Z (m)
1	0.000	0.000
2	3.000	2.500
3	4.800	4.000
4	6.600	2.500
5	9.600	0.000

Section Properties

N.B. If a Shear Area value field is null (empty), shear distortions are ignored in the analysis.

SECTION NO.	REFERENCE	AREA Ax (cm ²)	Iy (cm ⁴)	zMAX (mm)	Az SHEAR AREA (cm ²)
DESCRIPTION					
1	UB/67 203*133*25 UB	3.230E+01	2.360E+03	1.016E+02	1.069E+01

Member/Element Incidences

MEMBER/ELEMENT NO.	NODE 1	NODE 2	NODE 3	NODE 4	MEMBER LENGTH (m)
1	1	2			3.905
2	2	3			2.343
3	3	4			2.343
4	4	5			3.905

Member/Element Details

MEMBER/ELEMENT NO.	y AXIS FLEXURE TYPE NO.	SECTION/THICKNESS GROUP	MATERIAL GROUP
1	FF	1	1
2	FF	1	1
3	FF	1	1
4	FF	1	1

Support Stiffnesses

N.B. If the specified support settlements and stiffnesses conflict, then the settlements override the stiffnesses.

JOINT	KLX (kN/mm)	KLZ (kN/mm)	KRY (kNm/rad)
1 R		R	0
5 R		R	0

MALONE O'REGAN - TRALEE

PAGE 3

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

JOB NO.
RUN NO. 01
AUTHOR KH
DATE 08-07-9

EN202: PLANE FRAME/FINITE ELEMENT ANALYSIS-V4.1 (c) ENCAD SYSTEMS LTD. 1991
Units: S.I. METRIC (Steel) Data File : FPH1

Stress Directions

Angular directions relative to the element local x axis direction as defined by the Element Incidence Table and adjusted by Local Axes Re-Orientation Table.

ORTHOGONAL STRESS AXES	Ax0
WOOD/ARMER MOMENT DIRECTION 1	A10
WOOD/ARMER MOMENT DIRECTION 2	A2	90.0

MALONE O'REGAN - TRALEE

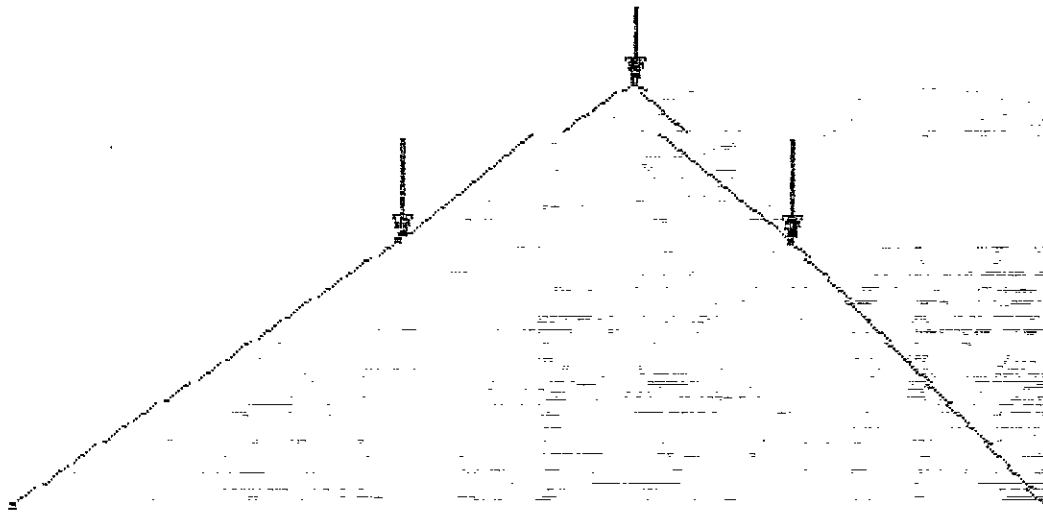
PAGE 4

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

JOB NO.
RUN NO. 01
AUTHOR KH
DATE 08-07-

EN202: PLANE FRAME/FINITE ELEMENT ANALYSIS-V4.1
Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD. 1991
Data File: FPH1



Z B1 : DESIGN LOAD

PrintXZ 30kN
XStrXZ 5m

FOXHUNTRER PUBLIC HOUSE

3.5E-002
15.22002

FOXHUNTRER PUBLIC HOUSE
 ROOF STEELWORK

EN202: PLANE FRAME/FINITE ELEMENT ANALYSIS-V4.1 (c) ENCAD SYSTEMS LTD. 1991
 Units: S.I. METRIC (Steel) Data File: FPH1

Basic Load Case B1 : DESIGN LOAD

Load Groups

PLANE FRAME/FE LOAD TYPES	VALUE 1	VALUE 2	VALUE 3	VALUE 4
: JF=Joint Forces	FX	FZ		
: JM=Joint Moments	MY			
: F?=Point Forces	F?	L		
: M?=Point Moments	M?	L		
: U?=Uniformly Distributed	U?			
: T?=Triangularly Distrib. Load	T?			
: V?=Variably Distributed Load	V?	L?	V?	L?
: t =Temperature Elevation	t			
: g =Gravitational Loading	gx	gz		
: Pz=Prestressng Force	Pz	ezs	ezm	eze
: C!=Concentrated Element Loads	C!	LX(x)	LY(y)	LZ(z)
: D!=Distributed Element Loads	D!			

- N.B. 1. ? is one of X,Z (global directions) or x,z (member directions).
 % is one of Y (global direction) or y (member direction).
 ! is one of X,Z (global directions) or x,y (element directions).
 2. VALUES are load intensities except that:-
 L,L1,L2 are distances along the member from NODE 1.
 t is the temperature elevation of the group of members in degrees.
 gx,gz are 'g' factors; gz=-1 for normal gravity loading.
 ezs,ezm,eze are tendon offsets from the centroid at the start,
 middle and end of the member.
 3. JOINT/MEMBER/ELEMENT LIST '9,2-6*2,40-30*5' means '9,2,4,6,40,35,30'

E TYPE MEMBER/JOINT/ELEMENT LIST	VALUE 1	VALUE 2	VALUE 3	VALUE 4
1 JF 2,4	.0000	-26.5000		
2 JF 3	-.0000	-20.0000		

Basic Load Case B1 : DESIGN LOAD

Joint Displacements

JOINT	X LINEAR (mm)	Z LINEAR (mm)	Y ROTATION (rad)
1	.00000	.00000	.00380
2	4.38483	-5.74497	-.00219
3	.00000	-.67931	.00000
4	-4.38483	-5.74498	-.00219
5	.00000	.00000	-.00380

Basic Load Case B1 : DESIGN LOAD

Member End Forces

MBR	JOINT	AXIAL Nx (kN)	SHEAR Sz (kN)	MOMENT My (kNm)
1	1	52.4483	3.8054	.0000
1	2	52.4483	3.8054	14.8605
2	2	35.4835	-16.5525	14.8605
2	3	35.4835	-16.5525	-23.9231
3	3	35.4835	16.5525	-23.9231
3	4	35.4835	16.5525	14.8606
4	4	52.4483	-3.8054	14.8606
4	5	52.4483	-3.8054	.0000

MALONE O'REGAN - TRALEE

PAGE 6
 JOB NO.
 RUN NO.
 AUTHOR KH
 DATE 08-07

FOXHUNTRER PUBLIC HOUSE
 ROOF STEELWORK

EN202: PLANE FRAME/FINITE ELEMENT ANALYSIS-V4.1
 Units: S.I. METRIC (Steel)

(C) ENCAD SYSTEMS LTD. 19
 Data File: FPH1

Basic Load Case B1 : DESIGN LOAD
 Member End Stresses

MBR	JOINT	AXIAL (N/mm ²)	By y AXIS BENDING (N/mm ²)	AX +ABS.By (N/mm ²)	AX -ABS.By (N/mm ²)
1	1	16.2379	.0000	16.2379	16.2379
1	2	16.2379	63.9759	80.2138	-47.7380
2	2	10.9856	63.9759	74.9615	-52.9903
2	3	10.9856	-102.9911	113.9767	-92.0055
3	3	10.9856	-102.9911	113.9767	-92.0055
3	4	10.9856	63.9759	74.9615	-52.9903
4	4	16.2379	63.9759	80.2138	-47.7381
4	5	16.2379	.0000	16.2379	16.2379

Basic Load Case B1 : DESIGN LOAD
 Support Reactions

JOINT	X FORCE (kN)	Z FORCE (kN)	Y MOMENT (kNm)
1	37.8558	36.5000	.0000
5	-37.8558	36.5000	.0000

Basic Load Case B1 : DESIGN LOAD
 Load Balance

ENTRY	X LINEAR (kN)	Z LINEAR (kN)
1	EXTERNAL LOADS SUM	.0000
2	REACTIONS SUM	73.0000

Basic Load Case B1 : DESIGN LOAD
 Global Joint Loads from Back-Substitution

JOINT	X FORCE (kN)	Z FORCE (kN)	Y MOMENT (kNm)
1	-37.8558	-36.5000	.0000
2	.0000	.0000	.0000
3	.0000	.0000	.0000
4	.0000	.0000	.0000
5	37.8558	-36.5000	.0000

MALONE O'REGAN - TRALEE

PAGE 1
 JOB NO.
 RUN NO. 01
 AUTHOR KH
 DATE 08-07-

FOXHUNTRER PUBLIC HOUSE
 ROOF STEELWORK

EN5950: STEELWORK DESIGN PROGRAM V2.0
 Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD. 199
 Data File : FPH1

INDIVIDUAL MEMBER CAPACITY CHECK

Member Details	Section Details	Effective Lengths
Member = 1	Section Grp. = 1	Lex = .85L
Length L = 3.905 m	Group Title =	Ley = 1.0L
END1 = 1	Table Ref. = UB	Ley = 0.0L
END2 = 2	Section No. = 67	Leb = 1.0L
	Section Ref. = 203*133*25 UB	
	Orientation = 0 degs	

Other Details		Effective Tensile Area Ae = 1.0Ag
Table 13 m =) blank for		Compression Slenderness Limit = 180
Table 13 n =) auto-select		
Steel Grade = 43		

Loadcase
 Mode (A/M) = Auto
 No. = C1
 Details = 1.0*B1

*** SECTION OK 0.70 ***

Design Loads Mbr 1 Ldcs C1 203*133*25 UB Grd 43

POSITION m	SIGNIFICANT MAXIMA	AXIAL F kN	BENDING Mx kNm	BENDING My kNm	SHEAR Fvy kN	SHEAR Fvx
3.905	-Mx;+FjFvy;	52.4	-14.86	0.00	3.8	0

Section Properties Mbr 1 Ldcs C1 203*133*25 UB Grd 43

Ag = 32.30 cm ²	D = 203.2 mm	Design Strength	py = 275 N/mm ²
Ix = 2360.00 cm ⁴	B = 133.4 mm	Section Classification	
Sx = 260.00 cm ³	d = 172.3 mm	PURE MODE	CLASS
Iy = 310.00 cm ⁴	b = 66.7 mm	Compression	Compact 275
Sy = 71.40 cm ³	T = 7.8 mm	Mx Bending	Compact 275
J = 6.12 cm ⁴	t = 5.8 mm	My Bending	Compact 275
H = .029500 dm ⁶	u = .876		
	x = 25.40		

(Le/r)/180 = .70 OK FOR COMPRESSION
 (d/t)/(63e) = .47 SHEAR BUCKLING NOT CRITICAL

Local Capacities Mbr 1 Ldcs C1 203*133*25 UB Grd 43

(a) Simplified Approach Cl.4.8.2 or Cl.4.8.3.2(a)
 Tension Aepy = 888.3 kN Compression Agpyr = 888.3 kN
 Shear Fvy = 194.5 kN Shear Fyx = 309.0 kN
 Mcx(low shear) = 71.50 kNm Mcy(low shear) = 15.34 kNm

POSITION (m)	y SHEAR Fvy/Pvy	x SHEAR Fvx/Pvx	AXIAL F/Fcz	x BENDING Mx/Mcx	y BENDING My/Mcy	COMBINED A+xB+yB	OVERALL RESULT
3.905	.02	.00	.06	.21	.00	.27	PASS

(b) Reduced Moment Approach Cl.4.8.2 & Cl.4.8.3.2(b)
 Z1 = 2.00 Z2 = 1.00

POSITION (m)	Mrx (kNm)	Mry (kNm)	(Mx/Mrx)^Z1	(My/Mry)^Z2	LOAD/ CAPACITY	OVERALL RESULT
3.905	71.07	19.62	.04	.00	.04	PASS

MALONE O'REGAN - TRALEE

PAGE 2
JOB NO.
RUN NO. 01
AUTHOR KH
DATE 08-

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

EN5950: STEELWORK DESIGN PROGRAM V2.0
Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD.
Data File : FPH1

Overall Buckling Mbr 1 Ldcs C1 203*133*25 UB Grd

Pcx = 842.9 kN Pcy = 322.1 kN Agpc = 322.1 kN pyZy = 12.78 kN

DESIGN CONDITION	F (kN)	Mx (kNm)	My (kNm)	m	n	(kNm)
1	52.4	-14.86	.00	.57	1.00	37
2						

(a) Simplified Approach Cl.4.8.3.3.1

CONDITION	F/Agpc	mMx/MB	mMy/pyZy	LOAD/CAPACITY	RES
1	.16	.23	.00	.39	PA
2					

(b) More Exact Method Cl.4.8.3.3.2

CONDITION	Max(kNm)	May(kNm)	mMx/Max	mMy/May	LOAD/CAPACITY	RESUL
1	31.09	15.20	.27	.00	.27	PAE
2						

MALONE O'REGAN - TRALEE

PAGE 3

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

JOB NO.
RUN NO. 01
AUTHOR KH
DATE 08-07-9

EN5950: STEELWORK DESIGN PROGRAM V2.0
Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD. 199
Data File: FPH1

INDIVIDUAL MEMBER CAPACITY CHECK

Member Details	Section Details	Effective Lengths
Member = 2	Section Grp. = 1	Lex = .85L
Length L = 2.343 m	Group Title =	Ley = 1.0L
END1 = 2	Table Ref. = UB	Lzv = 0.0L
END2 = 3	Section No. = 67	Lzb = 1.0L
	Section Ref. = 203*133*25 UB	
	Orientation = 0 degs	

Other Details
 Table 13 m =) blank for Effective Tensile Area Ae = 1.0Ag
 Table 13 n =) auto-select Compression Slenderness Limit = 180
 Steel Grade = 43

Loadcase
 Mode (A/M) = Auto
 No. = C1
 Details = 1.0*B1

*** SECTION OK 0.42 ***

Design Loads Mbr 2 Ldcs C1 203*133*25 UB Grd 43

POSITION m	SIGNIFICANT MAXIMA	AXIAL F kN	BENDING Mx kNm	BENDING My kNm	SHEAR Fvy kN	SHEAR Fvx kN
2.343	+Mx;+F;Fvy;	35.5	23.92	.00	16.6	.0

Section Properties Mbr 2 Ldcs C1 203*133*25 UB Grd 43

Ag = 32.30 cm ²	D = 203.2 mm	Design Strength	py = 275 N/mm ²
Ix = 2360.00 cm ⁴	B = 133.4 mm	Section Classification	
Sx = 260.00 cm ³	d = 172.3 mm	PURE MODE CLASS = PYR (N/mm ²)	
Iy = 310.00 cm ⁴	b = 66.7 mm	Compression	Compact 275
Sy = 71.40 cm ³	T = 7.8 mm	Mx Bending	Compact 275
J = 6.12 cm ⁴	t = 5.8 mm	My Bending	Compact 275
H = .029500 dm ⁶	u = .876		
	x = 25.40		

(Le/r)/180 = .42 OK FOR COMPRESSION

(d/t)/(63e) = .47 SHEAR BUCKLING NOT CRITICAL

Local Capacities Mbr 2 Ldcs C1 203*133*25 UB Grd 43

(a) Simplified Approach C1.4.8.2 or C1.4.8.3.2(a)
 Tension Aepy = 888.3 kN Compression Agpyr = 888.3 kN
 Shear Fvy = 194.5 kN Shear Fvx = 309.0 kN
 Mcx(low shear) = 71.50 kNm Mcy(low shear) = 15.34 kNm

POSITION (m)	y SHEAR Fvy/Pvy	x SHEAR Fvx/Pvx	AXIAL F/Fcz	x BENDING Mx/Mcx	y BENDING My/Mcy	COMBINED A+xB+yB	OVERALL RESULT
2.343	.09	.00	.04	.33	.00	.37	PASS

(b) Reduced Moment Approach C1.4.8.2 & C1.4.8.3.2(b)
Z1 = 2.00 Z2 = 1.00

POSITION (m)	Mrx (kNm)	Mry (kNm)	(Mx/Mrx)^Z1	(My/Mry)^Z2	LOAD/ CAPACITY	OVERALL RESULT
2.343	71.30	19.63	.11	.00	.11	PASS

MALONE O'REGAN - TRALEE

PAGE 4
JOB NO.
RUN NO. 01
AUTHOR RF
DATE 03-07-93

FOXHUNTRER PUBLIC HOUSE
ROOF STEELWORK

EN5950: STEELWORK DESIGN PROGRAM V2.0
Units: S.I. METRIC (Steel)

(c) ENCAD SYSTEMS LTD. 1993
Data File : FPH3

Overall Buckling Mbr 2 Ldcs C1 203*133*25 UB End 40
Pcx = 876.6 kN Pcy = 615.3 kN Agpc = 615.3 kN pyZy = 12.76 kNm

DESIGN CONDITION	F (kN)	Mx (kNm)	My (kNm)	m	n	ME (kNm)
1	35.5	23.92	.00	.43	1.00	35.15
2						

(a) Simplified Approach Cl.4.8.3.3.1

CONDITION	F/Agpc	mMx/Mb	mMy/pyZy	LOAD/CAPACITY	RESULT
1	.06	.19	.00	.24	PASS
2					

(b) More Exact Method Cl.4.8.3.3.2

CONDITION	Max(kNm)	May(kNm)	mMx/Max	mMy/May	LOAD/CAPACITY	RESULT
1	51.97	17.98	.20	.00	.20	PASS
2						

REF.	CALCS.	OUTPUT.
------	--------	---------

From Computer Analysis provide 203 x 133 x 25 UB Frames

POURLIN DESIGN — Max. SPAN \approx 4.0 m.

ULT. LOADING = $0.5 \times 5.0 \times 2.75 = 6.9 \text{ kN/m}$

$M_{ULT} = \frac{6.9 \times 4.0^2}{8} = 13.8 \text{ kN-m}$

Provide 178 x 102 x 19 UB

($M_{ex} = 47 \text{ kN-m}$, continuously Restrained by Rafters.)

TIMBER FLOOR JOISTS TO MEZZANINE OVER LOUNGE

Maximum Span \approx 3700 mm.

Dead Load = 0.95 kN/m^2

Live Load = 2.00 kN/m^2

From Page 28 of Modular Design Aids - Vol. 1.

Use 50 x 225 Joists @ 450 c/c.

Note: timber to be Imported European Whitewood and Redwood.

TIMBER RAFTERS TO ROOF OVER LOUNGE

Maximum Span \approx 3900 mm

Dead Load = 1.10 kN/m^2

Live Load = 0.75 kN/m^2

From Page 36 of Modular Design Aids - Vol. 2

Use 44 x 175 Rafters @ 450 c/c

Note: timber to be Imported European Whitewood & Redwood.

Triple Rafters to be provided as trimming around dormer windows, etc.

REF.

CHECKS

OUTPUT

FOUNDATION DESIGN

Assumed Allowable Bearing Pressure = 100 kN/m² min.

Note: This should be checked on site by a suitably qualified person prior to proceeding with construction of the foundations.

CHECK STRIP FOOTING TO EXTERNAL WALL OF LOUNGE.

Max. Load will occur under pier between window and door.

Loading:

Roof	=	4.0 × 4.8 × 1.85	=	35.5
Mezzanine	=	0.25 × 4.5 × 5.0 × 2.95	=	16.6
Wall	=	1.6 × 3.8 × 7.27	=	44.2

Load on 1.6 m length of footing = 96.1 kN

Udl on footing = 96.1 / 1.6 = 60 kN/m.

Try 900 Wide × 300 Deep Strip Footing

Self. Wt. of Footing = 0.9 × 0.3 × 24 = 6.5 kN/m.

Max. Bearing Pressure = 66.5 / 0.9 = 74 kN/m²

< 100.

PAD FOOTINGS TO COLUMNS SUPPORTING MEZZANINE FLOOR

Max. Ult. Load = 55.5 kN

→ Service Load ≈ 40 kN.

Try 750 × 750 × 300 DE. BASE.

Self. Wt. of base = 0.75² × 0.3 × 24 = 4.1 kN.

Max. Bearing Pressure = 44.1 / 0.75² = 78.4 kN/m²

< 100

REF.	CALCS	OUTPUT
	<u>RAFT FOUNDATION TO BASEMENT</u>	
	<p>LOADING : 300 R.C. RAFT = $0.3 \times 6.4 \times 5.2 \times 24 = 240$ Basement Imposed = $6.4 \times 5.2 \times 5.0 = 166$ P.C. Slab = $6.4 \times 5.2 \times 4.95 = 165$ Walls on P.C. Slab = $= 162$ Flat Raft = $6.4 \times 5.2 \times 2.52 = 84$</p>	
		817 kN
C	<p>Mean Bearing Pressure = $\frac{817}{(6.4 \times 5.2)}$ $= 24.5 \text{ kN/m}^2$</p>	
	<p>Provide 300 Deep R.C. Raft reinforced with one layer of A393 mesh top & bottom. Provide 600 Deep x 450 Wide downstand beams to perimeter of Raft.</p>	



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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1991.

Decision Order Number : P/ 3174 /92 Date of Decision : 3rd July 1992

Register Reference : 91A/2078 Date Received : 7th May 1992

Applicant : Sibra Building Co. Ltd.,

Development : Off licence, clocktower, diningroom, new bar and
toilets and cold room

Location : Ballydowd, Lucan, Co. Dublin.

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : 200292//280292

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

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.



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

Reg.Ref. 91A/2078
Decision Order No. P/ 3174 /92
Page No: 0002

Subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- ...14...ATTACHED.

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

Date: 3/7/92.....

Reg.Ref. 91A/2078
Decision Order No. P/ 3174 /92
Page No: 0003



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

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

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by additional information lodged 28th February, 1992 and clarification of additional information received on 7th May, 1992, save as may be required by the other conditions attached hereto.
- 01 REASON: In the interest of the proper planning and development of the area.
- 02 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of safety and the avoidance of fire hazard.
- 04 That the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 05 That a financial contribution in the sum of £2608.00 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.
REASON: The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.
- 06 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.
REASON: In the interest of safety and amenity.
- 07 That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 08 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON: To protect the amenities of the area.



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

Reg.Ref. 91A/2078
Decision Order No. P/ 3174 /92
Page No: 0004

- 09 That off street car parking shall be provided in accordance with Development Plan standards to serve the existing and the proposed development. In this regard a total of 172 no. car parking spaces as indicated on drawing no. 1291 lodged as additional information on 28th February, 1992 shall be marked out on site, parking spaces shall conform to Council's standards i.e. 4.8 m. x 2.4 m. with 6.1 m. wide traffic aisles.
- 09 REASON: In the interest of the proper planning and development of the area.
- 10 That the detailed proposals for kerbing road markings and signage indicated on drawing no. 1291 lodged as clarification of additional information on 7th May, 1992 shall be carried out in full prior to the commencement of development on site. In this regard full details of the dimensions and materials to be used in all directional signs to be submitted for the agreement of the Planning Authority.
- 10 REASON: In the interest of traffic safety and in the interest of visual amenity. 12
- 11 That prior to the commencement of development the applicants shall submit detailed landscaping plan with full works specification and timescale for implementations of works for the written agreement of the Planning Authority. This shall include proposal for:-
1. the planting of semi mature trees of a native species at 3 m. intervals, together with self maintaining durable shrubbery along the Local Road boundary of the site;
 2. planting along slip road;
 3. planting to provide for visual breaks in car park;
 4. planting along the southern and western boundaries of the site.
- 11 REASON: In the interest of the proper planning and development of the area.
- 12 That no portion of the premises shall be used as a function room without a prior grant of planning permission.
- 12 REASON: To prevent unauthorised development.
- 13 That no advertisement sign or structure be erected except those which are exempted development, without prior approval of Planning Authority.
REASON: In the interest of the proper planning and development of the area.
- 14 That the existing access onto the slip road to the west of the site shall be dished at the applicants expense to the requirements of the Area Engineer (Roads Maintenance).
REASON: In the interest of traffic safety.

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 lacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/2078

Date : 16th June 1992

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1991

Dear Sir/Madam,

DEVELOPMENT : Off licence, clocktower, diningroom, new bar and
toilets and cold room

LOCATION : Ballydowd, Lucan, Co. Dublin.

APPLICANT : Sibra Building Co. Ltd.,

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 7th May 1992.

Yours faithfully,

.....
for PRINCIPAL OFFICER

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.

91A/2078

1.2.0

A.I.



Success Group limited
architects & interior designers

Telephone: 069 62292

069 61070

International:

+353 69 62292

+353 69 61070

Mobile: 088 586954

Facsimile: 069 62292

International: +353 69 62292

SUCCESS GROUP LIMITED

Fuller's Folly, Newcastle West, Co.Limerick, Ireland.

Ref: 91A-2078.

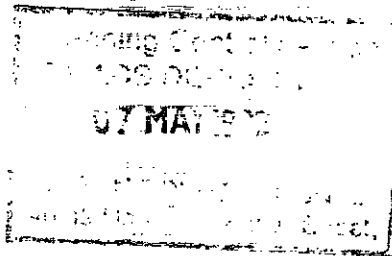
Sibra Building Co. Ltd.,
Lucan,
Co. Dublin.

6/5/92.

Dear Sir,

Please find enclosed as requested drawing showing changes as discussed with you. Hoping they meet with your approval.

Yours Faithfully
Damian P. O'Brien



received in
Registry for Roads
18/6/92
VA

Directors: Tony Mc Carthy, Damian P. O'Brien.

Registered In Ireland, Number 154276.

Registered Office: Fuller's Folly, Newcastle West.



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

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.

Reg. Ref. 91A-2078

24th April, 1992.

Re: Proposed off licence, clocktower, diningroom, new bar and toilets and cold room at Ballydowd, Lucan, Co. Dublin for Sibra Building Co. Ltd.

Dear Sir/Madam,

With reference to your planning application, received here on 23rd December, 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) Act, 1963-1990, the following clarification of additional information must be submitted in quadruplicate:

1. The applicant is requested to clarify how it is intended to prevent traffic exiting from the site onto the dual carriageway from the approved "entrance" immediately west of the public house.

In this regard the submission lodged as additional information on 3rd March, 1991, is considered insufficiently detailed.


A revised proposal should include details of

- i. paving/kerbing to prevent traffic exiting at this point;
- ii. dimensions and precise locations of any signage/road markings proposed.

The applicant is requested to consult with the Councils Roads Department before resubmitting.

Please mark your reply "Clarification of Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,


for Principal Officer.

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 lacht,
Lower Abbey Street.
Baile Atha Cliath 1.
Dublin 1.
Telephone (01) 724755
Fax (01) 724896

Register Reference : 91A/2078

Date : 3rd March 1992

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

Dear Sir/Madam,

DEVELOPMENT : Off licence, clocktower, diningroom, new bar and
toilets and cold room

LOCATION : Ballydowd, Lucan, Co. Dublin.

APPLICANT : Sibra Building Co. Ltd.,

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 28th February 1992.

Yours faithfully,

.....

for PRINCIPAL OFFICER

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.

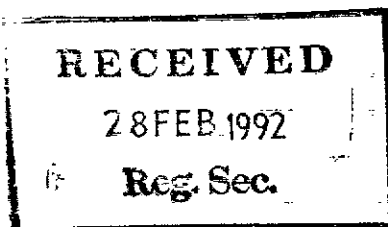
Decision Order No: P/0800/92 Date of decision 20/2/92
Reg. Reference : 91A/2078
Applicant : Sibra Building Co. Ltd.,
Ballydowd, Lucan, Co. Dublin.

ADDITIONAL INFORMATION

Dear Sir/Madam,

We have set out below and in the attached drawings, the additional information details you require.

- 01 (1) Site location map identifying the site in red.
(11) Detailed elevational drawings of the South and East elevation with signage details.
- 02 The existing extension is in use as a Lounge area and Restaurant (Reynards Restaurant).
- 03 Revised car parking layout submitted which complies with Development Plan standards.
- 04 Landscaping proposals are shown in the site layout.
- 05 It is proposed to erect 'NO EXIT' signs in the car park at the entrance and to indicate the exit to the slip road at the West end of the car park by markings as shown on the site layout.



Yours faithfully,

91A/2078

1.8.0

A.I.

Frank Lowey

28/2/92

28/2



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

Decision Order Number : P/ 0800 /92 Date of Decision : 20th February 1992

Register Reference : 91A/2078 Date Received : 23rd December 1991

Applicant : Sibra Building Co. Ltd.,

Development : Off licence, clocktower, diningroom, new bar and
toilets and cold room

Location : Ballydowd, Lucan, Co. Dublin.

Dear Sir/Madam,

With reference to your planning application, received here on 23.12.91 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 requested to submit the following:

- (i) a site location map which accurately identifies the proposed site outlined in red;
- (ii) detailed elevational drawings of the south and east elevation of the proposed development including details of any signage proposed.

02 Lodged plans indicate the existing extension in use as bar area/function room. Under the previous grant of permission this was approved as a lounge area and restaurant. The applicant is requested to clarify this situation.

03 From drawings lodged it is noted that the proposed development results in a total public space at the Foxhunter Public House of 700 sq. m. (incorporating new lounge and mezzanine floor - 144 sq. m.) A development of this scale would require a total of 172 no. car parking spaces to meet Development Plan standards (2 per 8 sq. m. public space for lounge/bars/function rooms, 2 per 10 sq. m. public space dining

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.



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

Reg.Ref. 91A/2078
Decision Order No. P/ 0800 /91
Page No: 0002

areas and 5 per 100 sq. m. for off licence). Lodged plans, however, identify a total of 131 no. spaces.

The applicant is requested to submit revised car parking layout to show how car parking can be provided to Development Plan standards i.e. individual parking bays of 4.8 m. x 2.4 m. circulation lanes 6.1 m.

04 The applicant is requested to submit detailed proposals for landscaping boundary treatment of the site as required by conditions nos. 7 and 8 of the previous grant of permission under Reg. Ref. No. 87A-0146. This should include detailed proposals for

- (i) landscaping of car parking area to provide visual breaks;
- (ii) planting along site frontage.
- (iii) planting along the slip road to the west of the site.
- (iv) proposals for planting along the southern and western boundaries of the site.

05 The applicant is requested to submit detailed proposals indicating how it is intended to prevent traffic exiting from the site onto the Dual carriageway from the approved "entrance" immediately west of the public house.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. J. O'Connell', written over a dotted line.

PRINCIPAL OFFICER

Date : 27/2/92

COMHAIRLE CHONTAE ATHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 57773

CASH
CHEQUE
M.D.
B.L.
L.T.

£ 29.75

Received this 14th day of February 1992
from Sibra Building Co.

the sum of twenty nine Pounds
seventy five Pence being
fee on 91A/2078

Modra, Sean Cashier
CAREY Principal Officer

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/2078

Date : 3rd January 1992

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

Dear Sir/Madam,

DEVELOPMENT : Off licence, clocktower, diningroom, new bar and
toilets and cold room

LOCATION : Ballydowd, Lucan, Co. Dublin.

APPLICANT : Sibra Building Co. Ltd.,

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application
received on 23rd December 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

McCarthy & Patterson,
Bridge Street,
Newcastle West,
Co. Limerick.



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 THE FOXQUATER, BALLYDOWD, LUCAN CO. DUBLIN
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... SIBRA BUILDING CO. LTD
Address..... HOLLYVILLE HOUSE, LUCAN ROAD, PALMISTOWN, DUBLIN 20 Tel. No. 6264465

4. Name and address of MC CARTHY & PATTERSON, BRIDGE ST.,
person or firm responsible NEWCASTLE WEST, CO. LIMERICK Tel. No. 069-62292
for preparation of drawings

5. Name and address to which MC CARTHY & PATTERSON, BRIDGE ST.,
notifications should be sent NEWCASTLE WEST, CO. LIMERICK

6. Brief description of OFF LICENCE / CLOCK TOWER /
proposed development NEW DINING ROOM / NEW BAR + TOILETS / COLD ROOM

7. Method of drainage ALL AS BEFORE 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 LOUNGE BAR / RESTAURANT / STORES / KITCHEN
or use when last used.
(b) Proposed use of each floor DITTO

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? N/A

11. (a) Area of Site 3 ACRES APPROX Sq. m.
(b) Floor area of proposed development 306 Sq. m.
(c) Floor area of buildings proposed to be retained within site 1004 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. 535.50 19/12

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:
COMPLIES N 54160

15. List of documents enclosed with
PLANS / SECTIONS / LAYOUT MAPS / LOCATION MAPS /
ELEVATIONS / (NEWSPAPER TO FOLLOW)
development (See back) 306 Sq. m.

No of dwellings proposed (if any) 3 EXTENSIONS Class(es) of Development LOUNGE BAR / RESTAURANT / OFF-LICENCE

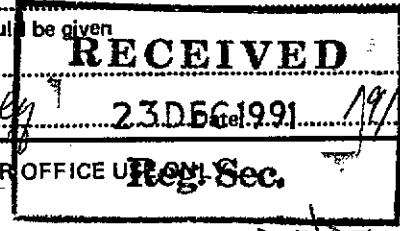
Fee Payable £ 535.50 Basis of Calculation
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Frank Jewell 23 DEC 1991 19/12/91

Application Type P/B FOR OFFICE USE Reg. Sec.
Register Reference 91R/2078 newspaper notice received 23/12/91

Amount Received £ 1.16.0
Receipt No

Date



Just
from
10/12/91

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 ² (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 ² 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 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)			

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

46/49 UPPER O'CONNELL STREET
DUBLIN 1.

Issue of this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee. N 54160

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

Received this

19th day of December 1991

from Frank Tarry Ltd

the sum of

five hundred and thirty five

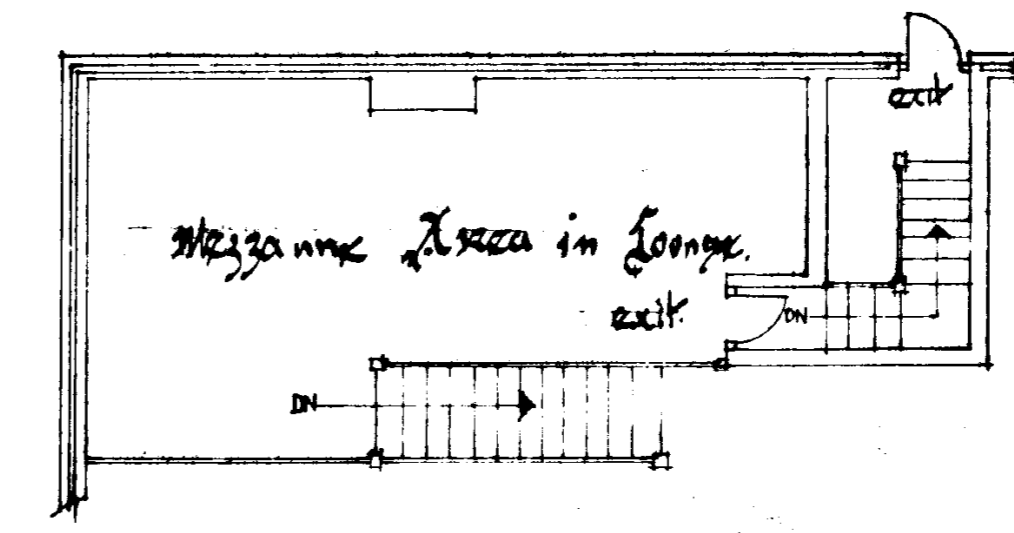
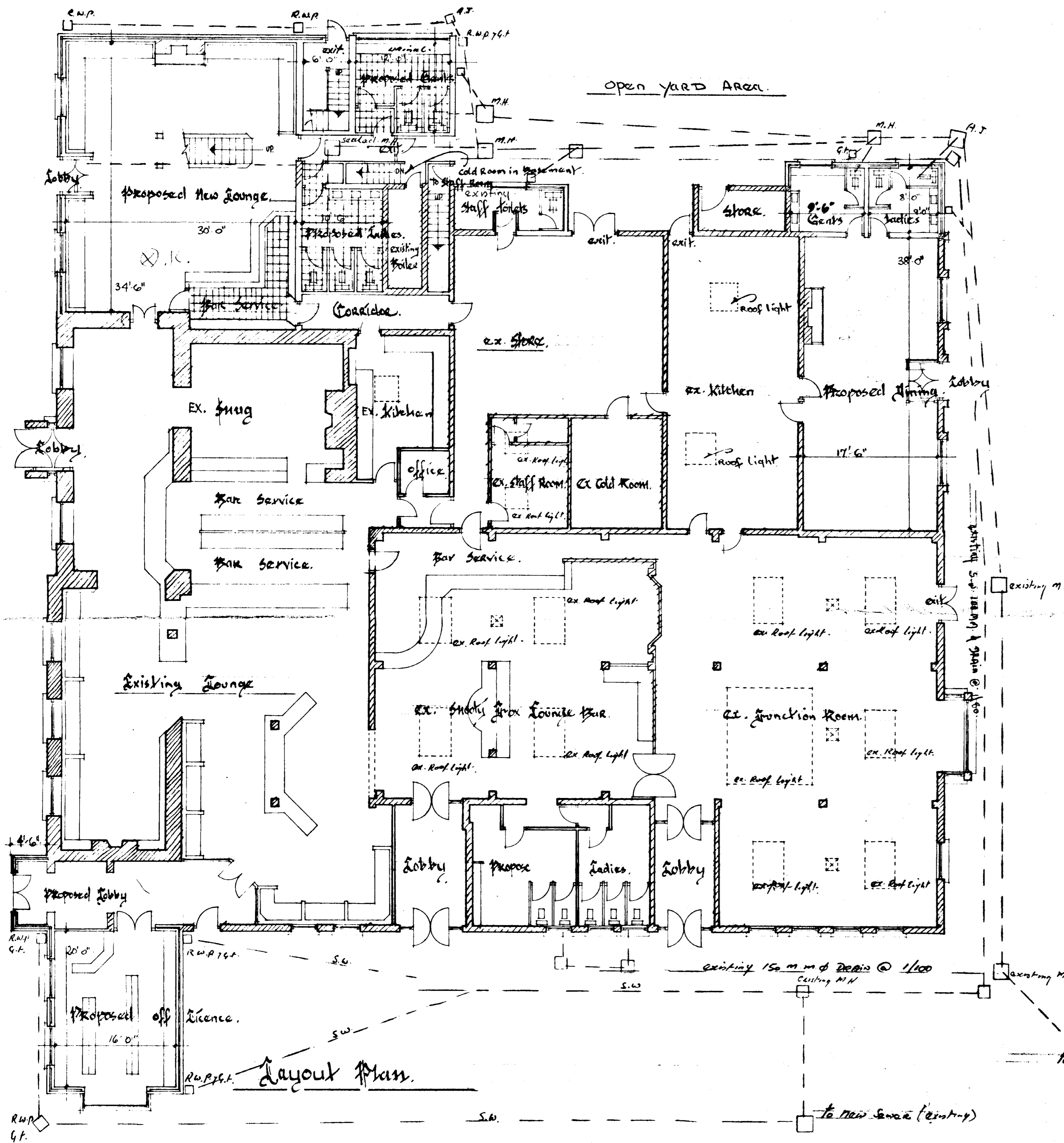
Pounds

Pence, being

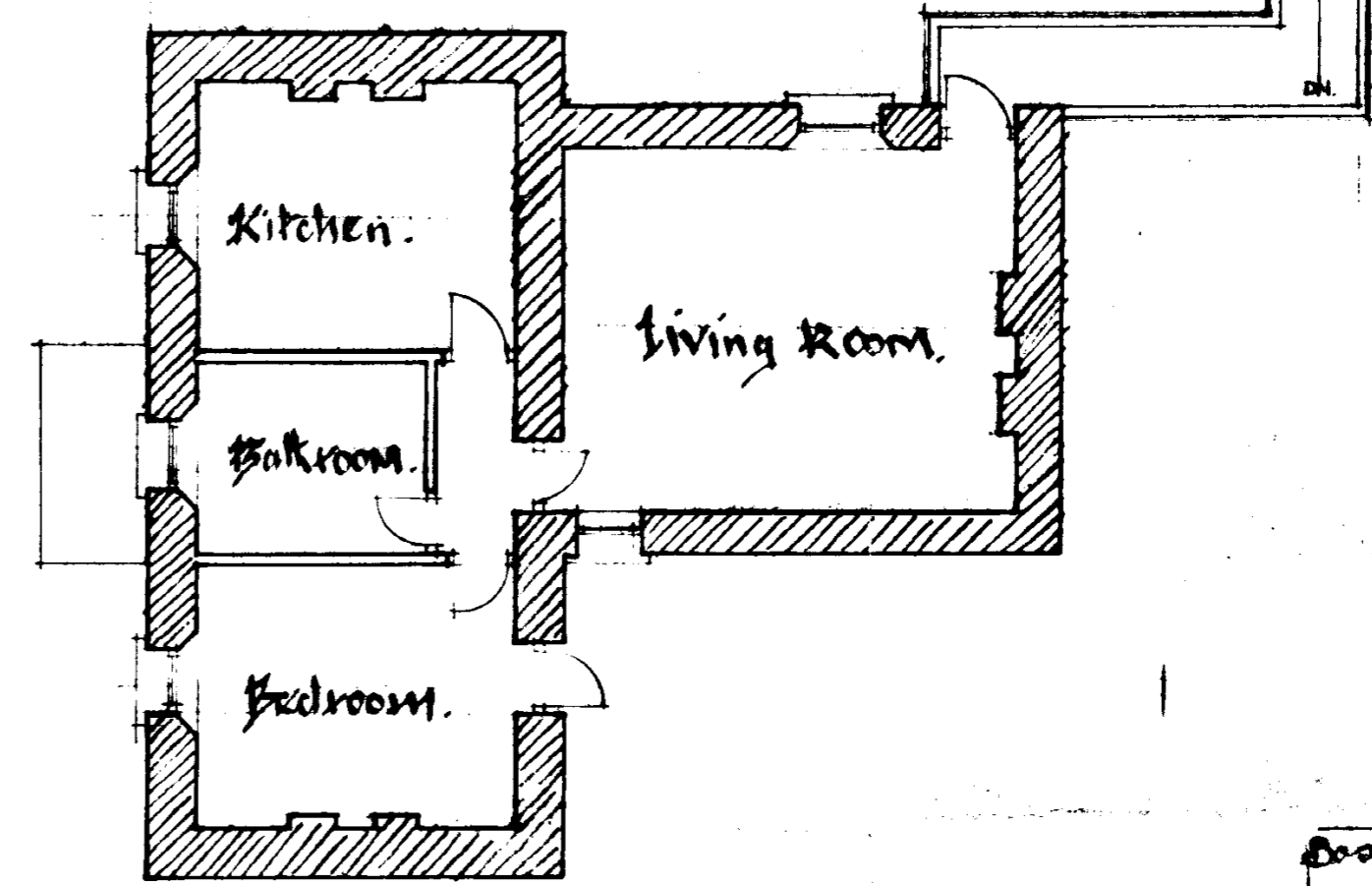
fill applications at The Foxhater, Ballydard, Luan

Michael O'Hara Cashier

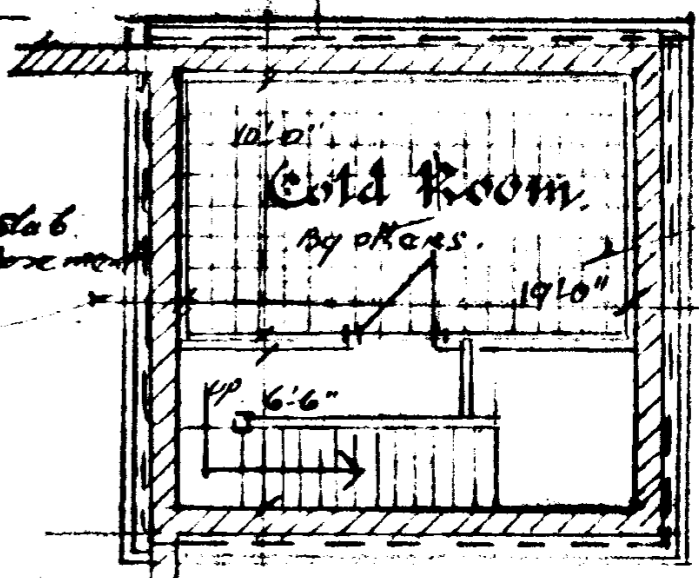
S. CAREY
Principal Officer



Mezzanine above proposed new lounge



First floor Barman's flat



Basement Cold Room
excavate under proposed plant
and stairs exit from balcony
area.
Block on flat with floor tanning outside
with 40 block outside.

Basement layout

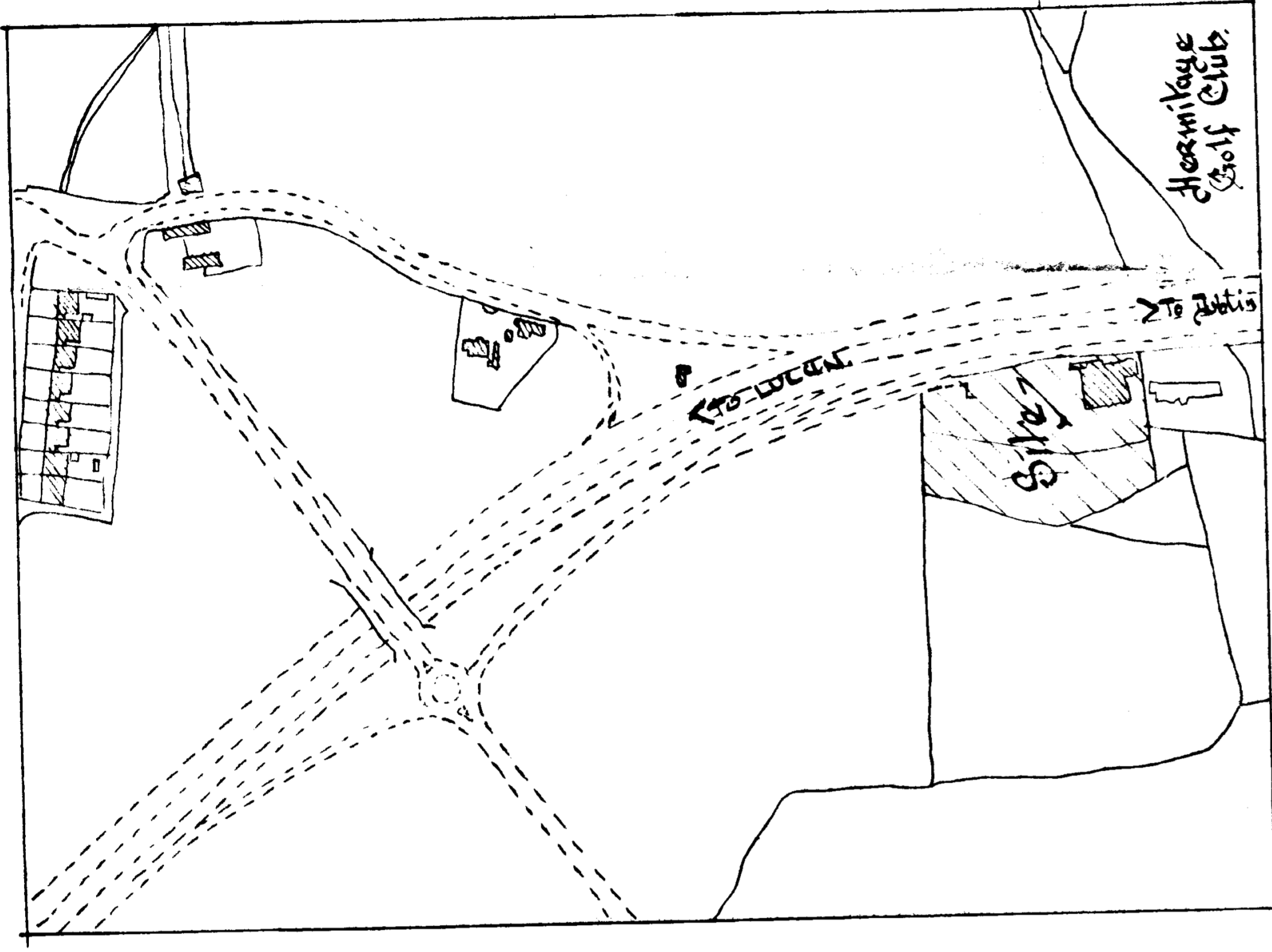
DUBLIN COUNTY COUNCIL
PLANNING DEPARTMENT
APPLICATION RECEIVED
23 DEC 1991
REG No. 91A/2078

M'CARTHY & PATTERSON	
ARCHITECTURAL CONSULTANTS	15 THE SQUARE BRISWATLE WEX CO. DU
PROJECT: Proposed alterations	
CLIENT: Proprietor	
LOCATION: Limerick, Co. Dublin	
CONTENTS: Report & Plans	
SCALE: 1/200	DATE: 21-11-91
DRAWN: M.C.P.	CHECKED: M.C.P.
DATE: 1991	DRAWING NUMBER: 101A
COPYRIGHT THIS DRAWING IS THE PROPERTY OF THE CONSULTANTS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CONSULTANTS	NOTE SOURCE INFORMATION ONLY TO BE TAKEN FROM DRAWING CONSULTANTS ARE NOT RESPONSIBLE FOR ANY DESIGN ERRORS OR OMISSIONS WHICH MAY AFFECT THE WORK.

Layout Plan.

To new service (existing)

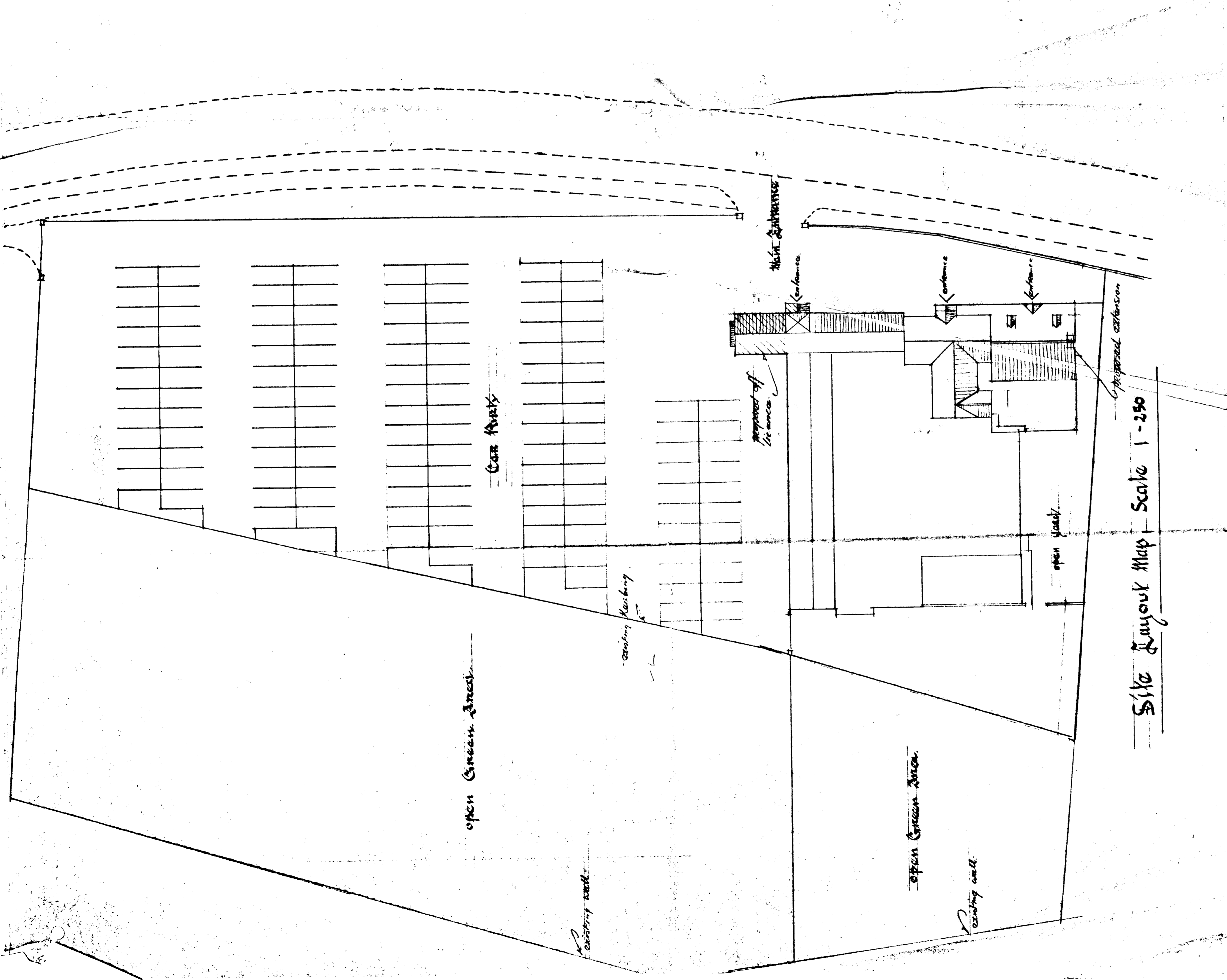
To new service (existing)



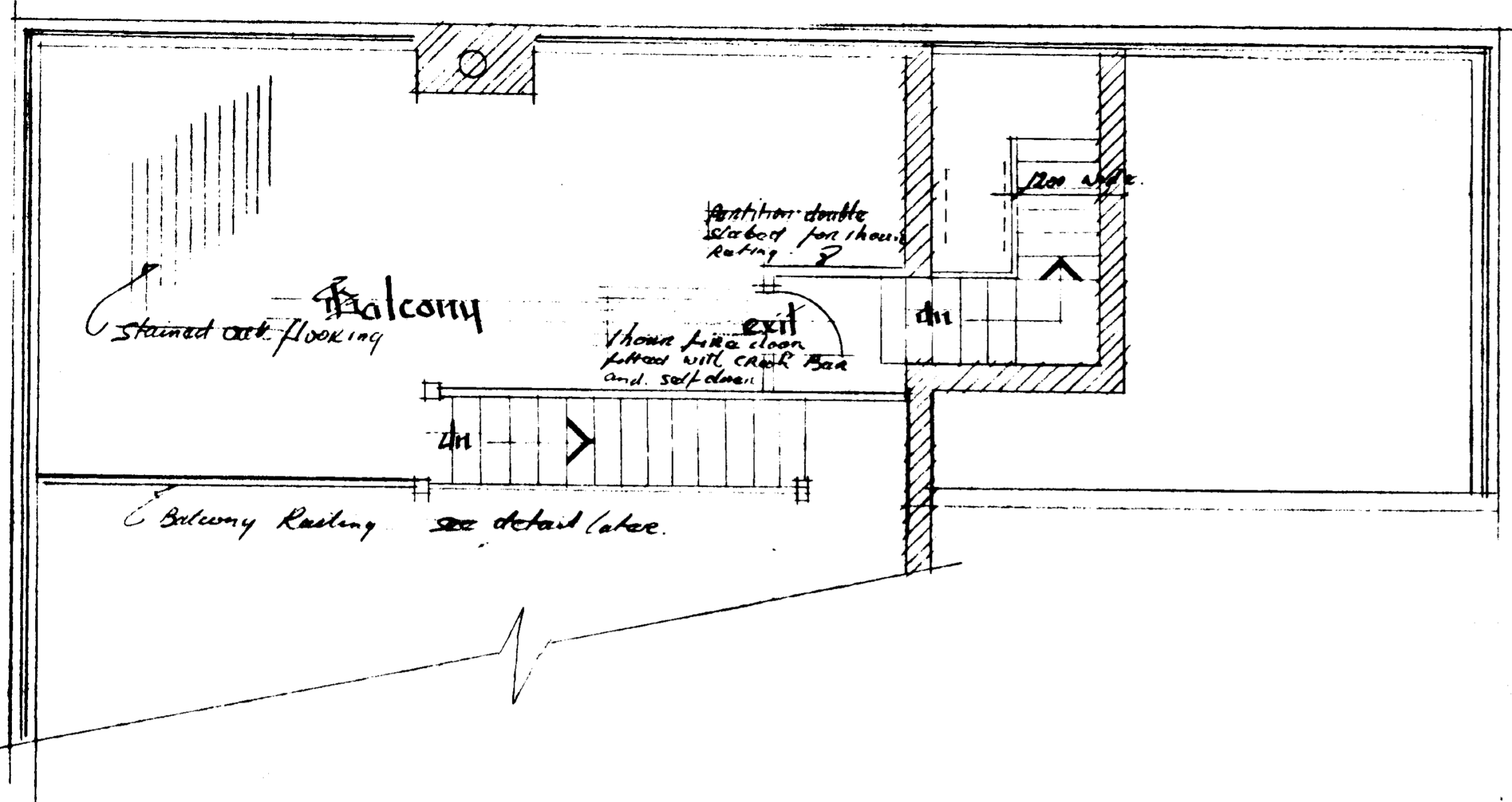
Site Location Map
 Scale: 1/2500
 O.S. Co. Dublin 17-VII

DUBLIN COUNTY COUNCIL
 PUBLIC WORKS & HOUSING SECTION
 APPLICATION RECEIVED
 23 DEC 1991
 REG. NO. 01/12/0238

Mrs. C. CARTHY & PATERSON Architects Intention: Extensions	Home 09-0191 Fax 09-02386	Patrick Kelly P.O. Box 100 Co. Limerick
PROJECT: Proposed Extension	CLIENT: Foxhunter Lounge Bar	
LOCATION: Foxhunter Lounge Bar, Co. Dublin	LOCATION MAP: As per map	
CONTENTS: Section map, layout map, block working drawing	SCALE: 1-250 1/2500	
DRAWN BY: M.P.P.	DATE: 9-12-91	
CHECKED BY: M.P.P.	REFERENCE: FH 12.91	
DATE: 12.91		
COPY RIGHT This drawing is the copyright of the consultants. All drawings remain the property of the consultants.		NOTE: Required dimensions only to be taken from drawings. Consultants to be informed of any discrepancies before work proceeds.

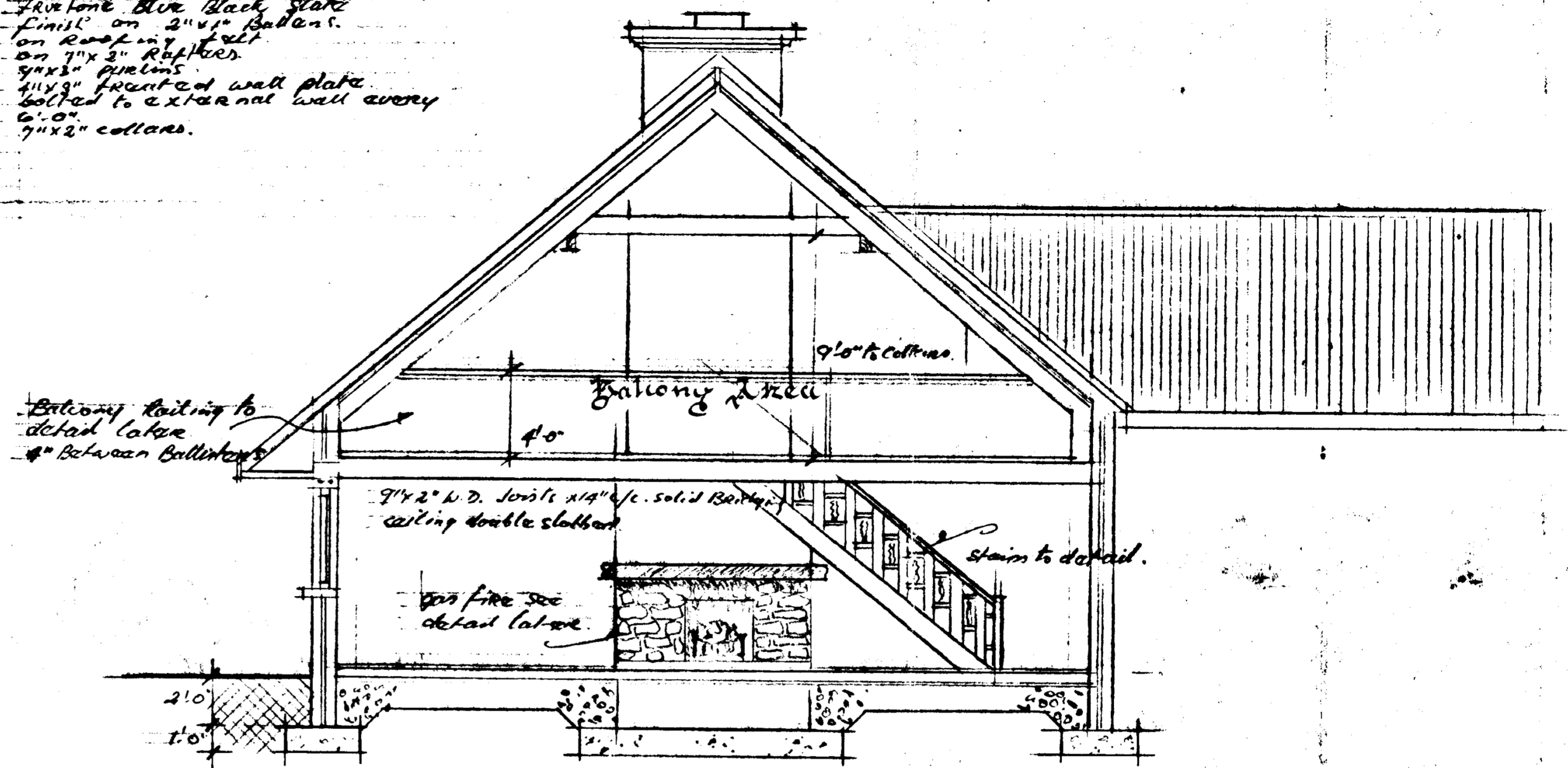


Site Layout Map Scale 1-250



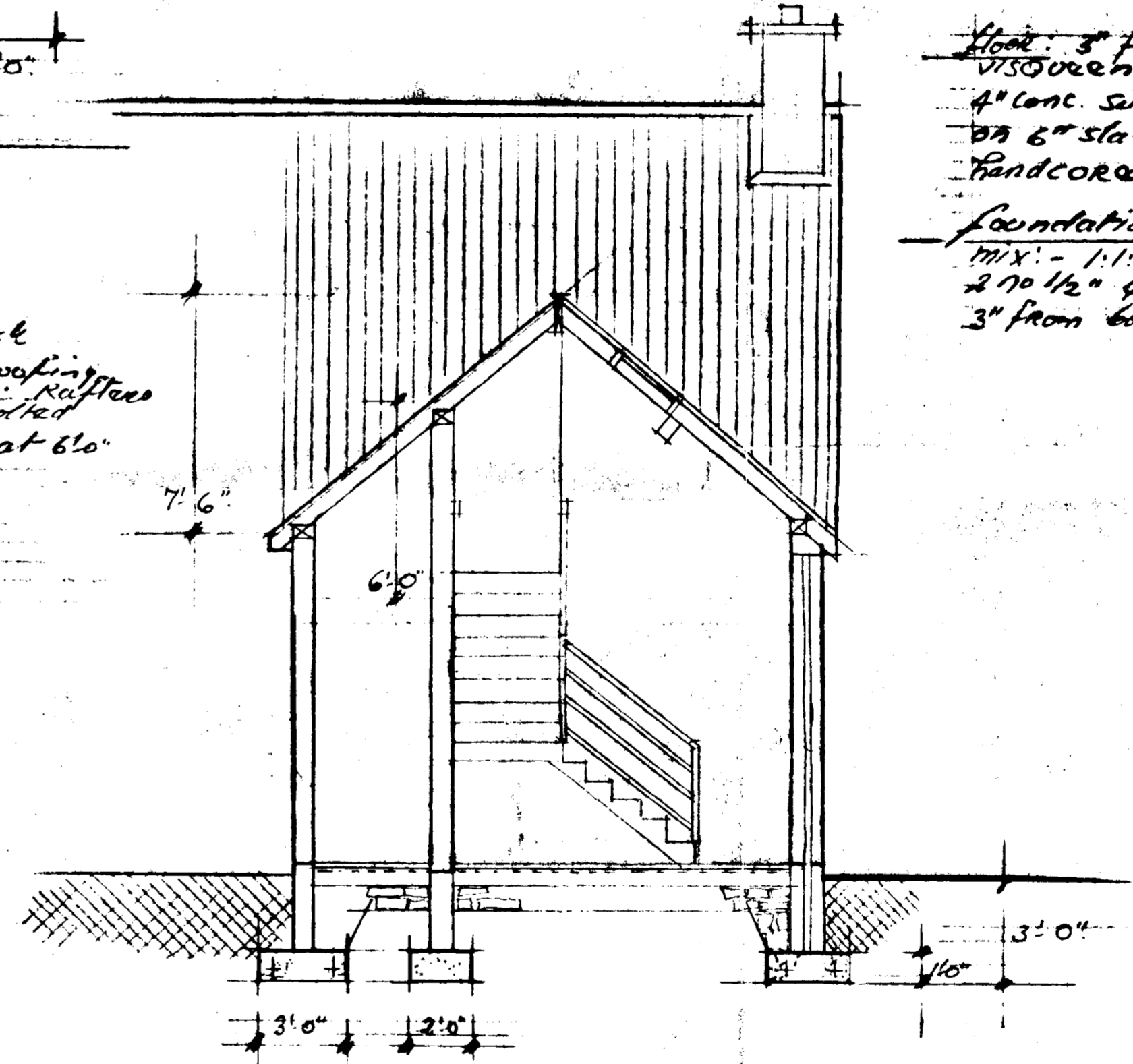
Layout of Balcony Area.

Roof:
 - Finish Blue Black slate
 - finish on 2" x 4" battens
 - on 2" x 4" rafters
 - on 7" x 3" Rafter
 - 5/8" x 3" purlins
 - 4" x 3" fronted wall plate
 - bolted to external wall every
 6'-0"
 7" x 2" collars.



Section A-A

Have blue black
 slate finish on
 2" x 4" battens on roofing
 fall on 7" x 3" Rafter
 4" x 3" wall plate bolted
 to external walls at 6'-0"
 centres.

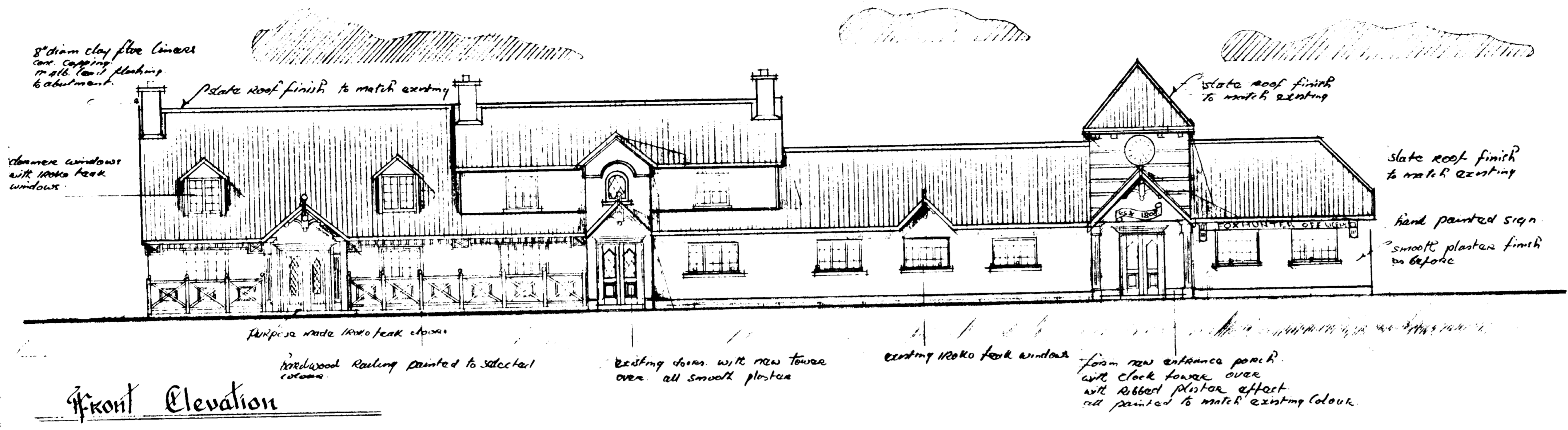


Section B-B

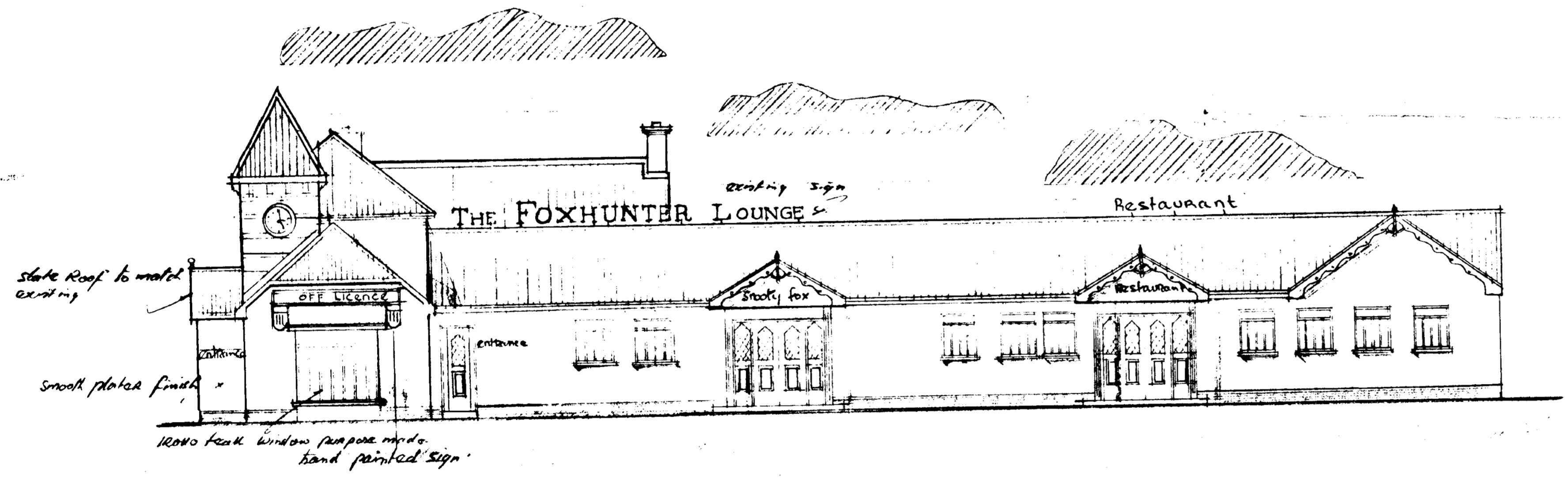
3" floor screed, 1000 gauge
 VISQUEEN d.p.m.
 4" conc. subfloor
 on 6" slab, 110" compacted
 sandcore
 foundations: concrete foundations
 mix - 1:1:6 Reinforced with
 2 no 1/2" dia m.s. bars
 3" from bottom of foundation

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 23 DEC 1991
 REG No. 91A/2078

McCarty & Patterson	
Architects Interior Designers	Phone 009-6292 Fax 009-62326 4012as Falls Newcastle West, Co. Limerick
PROJECT	Proposed Extension
Client	Foxhunter
Location	Lycan, Co. Dublin.
Contents	Layout Plan of Balcony / sections
Stage	working drawing
Drawn by	my p.
Checked	my p.
Area	
Scale	1/4" to 110"
Date	11/12/91
Reference	#1201
Drawing No	1201
COPYRIGHT	NOTE:
This drawing is the copyright of the consultants All drawings remain the property of the consultants.	FIGURED DIMENSIONS ONLY TO BE TAKEN FROM DRAWING CONSULTANTS TO BE INFORMED OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

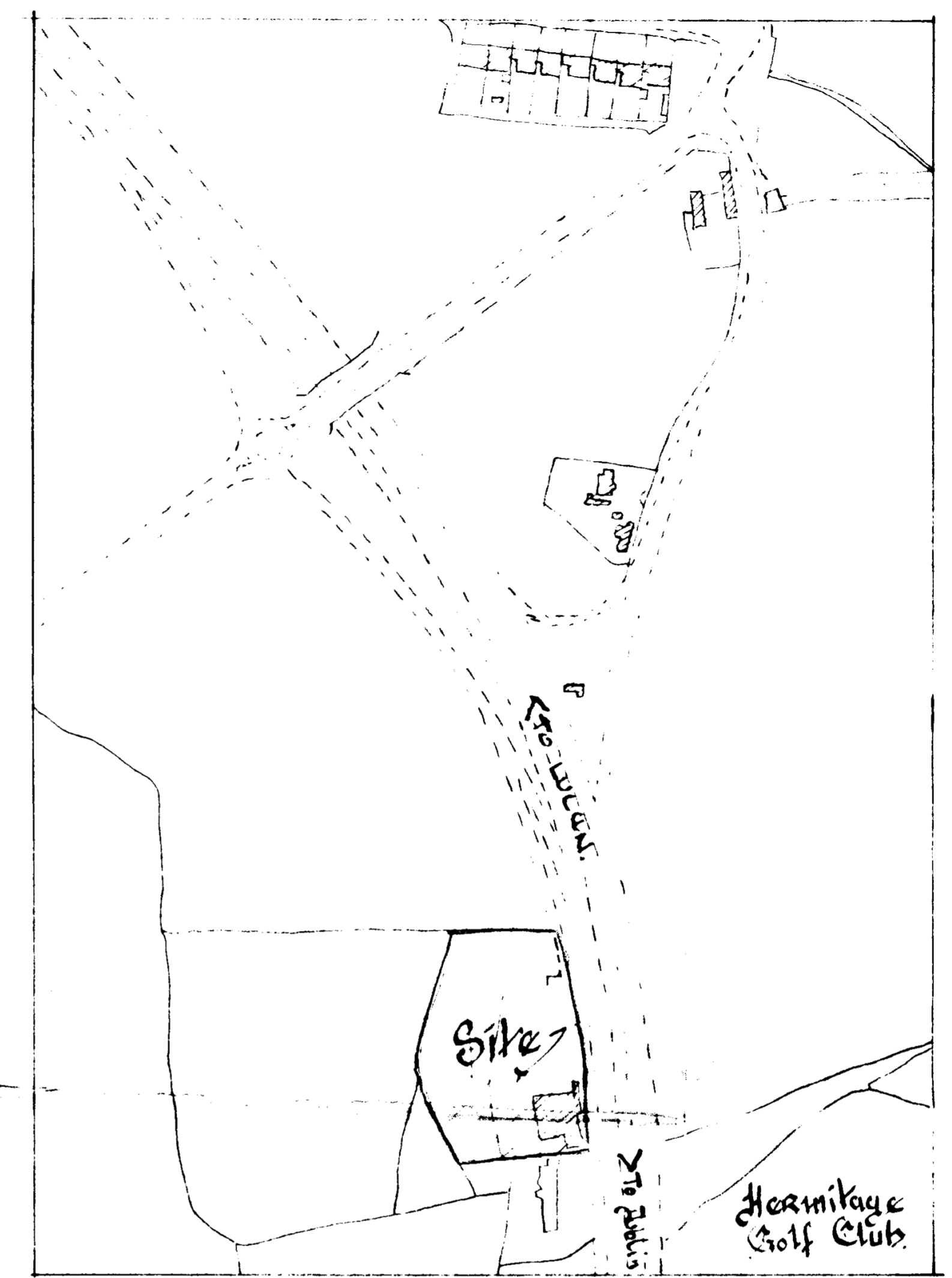
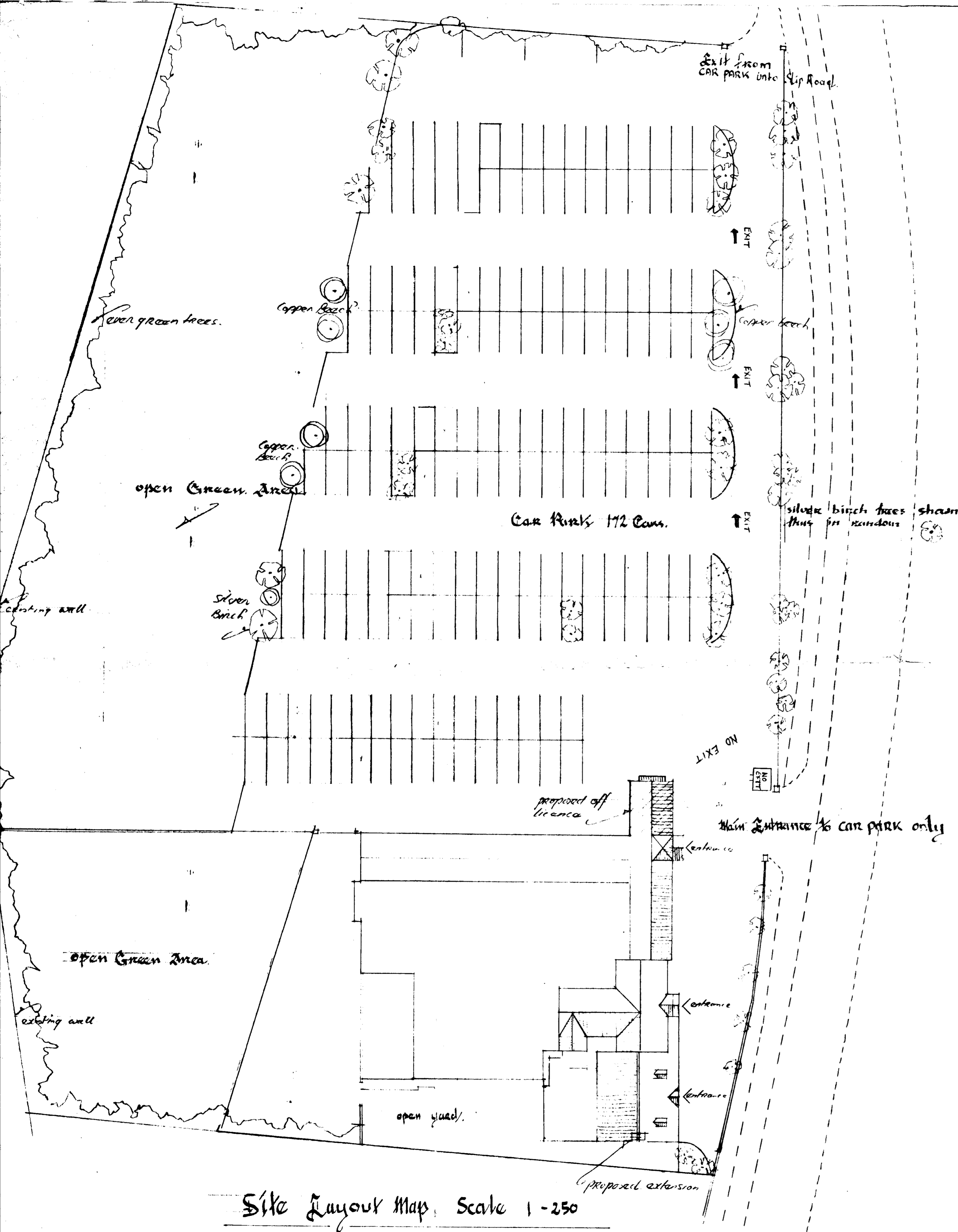


Front Elevation



Side Elevation

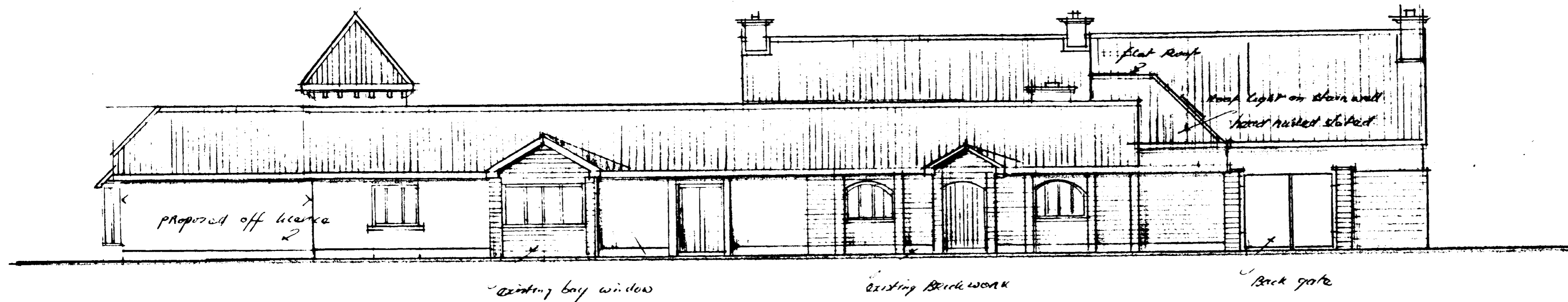
MCCARTHY & PATTERSON.			
Architects	Phone: 069-62702		
Interior Designers	Fax: 069-62336		
Fullers, 20th Newcastle West, Co. Limerick.			
PROJECT	Proposed Alterations		
Client	Foxhunter Lounge		
Location	Luan, Co. Dublin.		
CONTENTS	Elevations		
Stage	working drawing	Scales	1-50
Drawn	M.P.P.	Date	25-11-01
Checked	M.P.P.	Reference	PH 1191
Area		Drawing number	01
Copyright		Note	
This drawing is the copyright of the consultants all drawings remain the property of the Architect		figured dimensions only to be taken from drawing consultants to be informed of any discrepancies before work proceeds.	



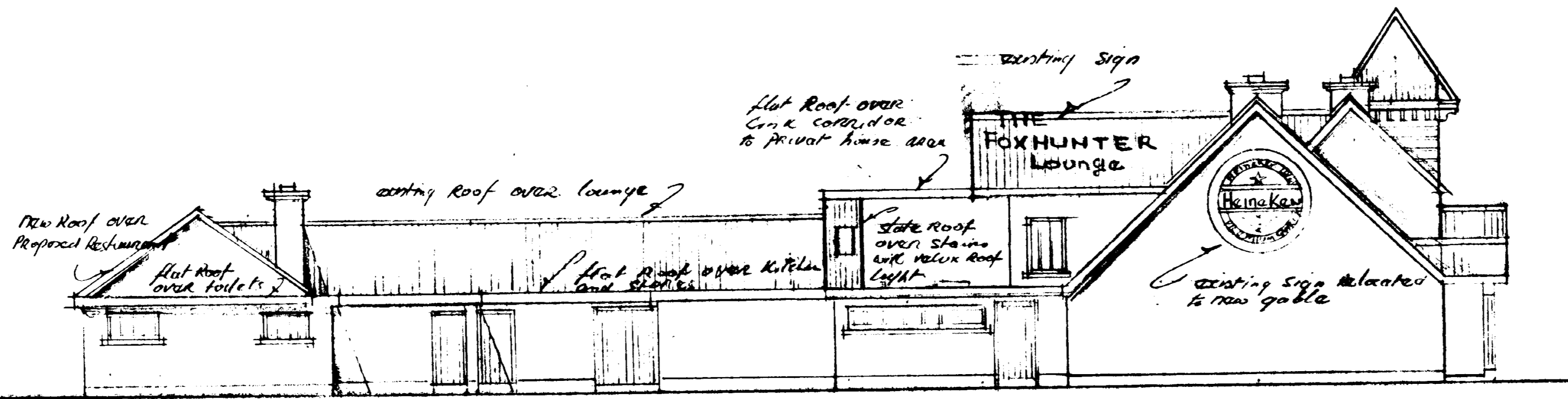
Site Location Map
 Scale: 1/2500
 O.S.S. Co. Dublin 17-VII

DUBLIN COUNTY COUNCIL
 PLANNING DEPT. PLANNING SECTION
 APPLICATION RECEIVED
 28 FEB 1992
 REF No 91/2372

MC CARTHY & PATTERSON		
Architects Interior Designers	Phone 01-62332 FAX 01-62336	"Follers Folly" Newcastle West Co. Limerick
PROJECT Proposed Extension		
CLIENT Foxhunter Lounge Bar		
LOCATION Lucan, Co. Dublin		
CONTENTS Location map / layout map		
Stage	working drawing	SCALE 1-250 1/2500
DATE BY	MYP	DATE 09-12-91
CHECKED	MYP	REFERENCE #H 12 91
AREA		DRAWING NO. 12 91
COPYRIGHT This drawing is the copyright of the consultants. All drawings remain the property of the consultants.		Note Figured dimensions only to be taken from drawing. Consultants to be informed of any discrepancies before work proceeds.



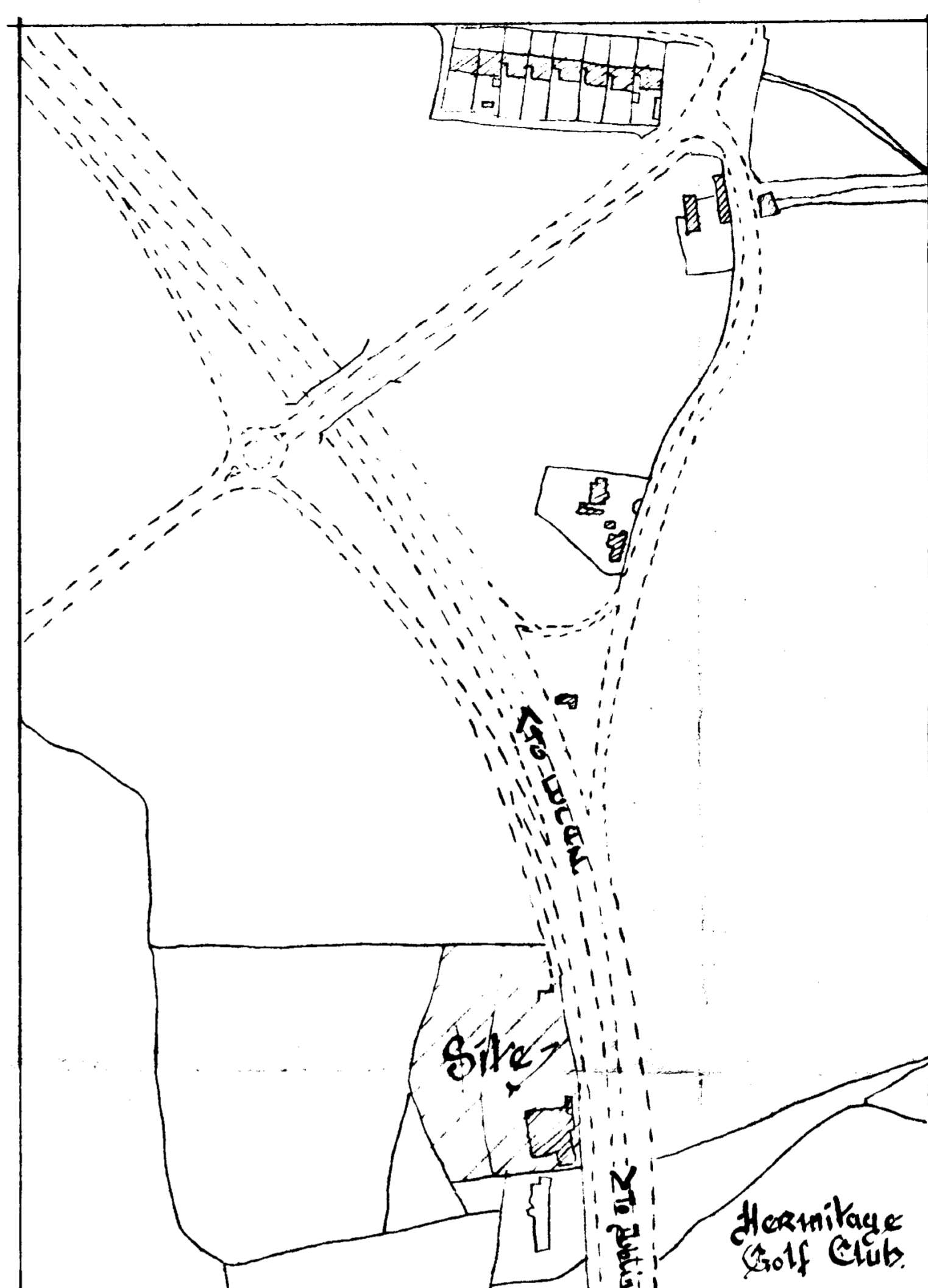
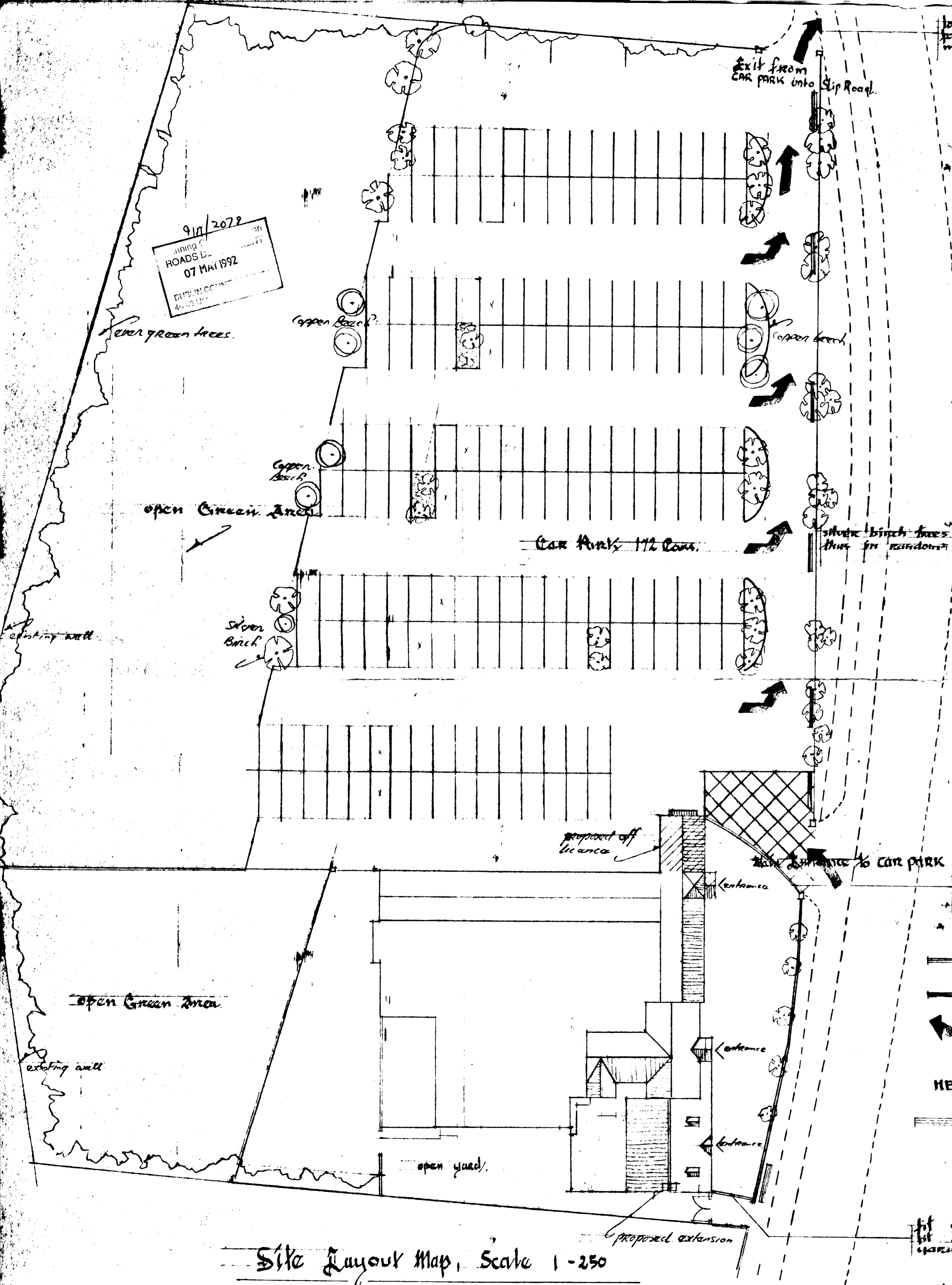
South Elevation



East Elevation

DUBLIN COUNTY COUNCIL
 Planning Dept. Registry Section
 APPLICATION RECEIVED
 28 FEB 1992
 REG. No. 31.1.1.1.1.1.

MCCARTHY & PATTERSON	
Architects	Phone 01-677292
Interior Designers	Fax 01-62336
PROJECT	Proposed Alterations
Client	Fox Hunter Lounge
Location	Swan St. Dublin
Contents	Elevations
Scale	working drawing 1/8" TO 1/4"
Drawn	mcj
Checked	mcj
Area	Reference FH 292 Drawing Number 292

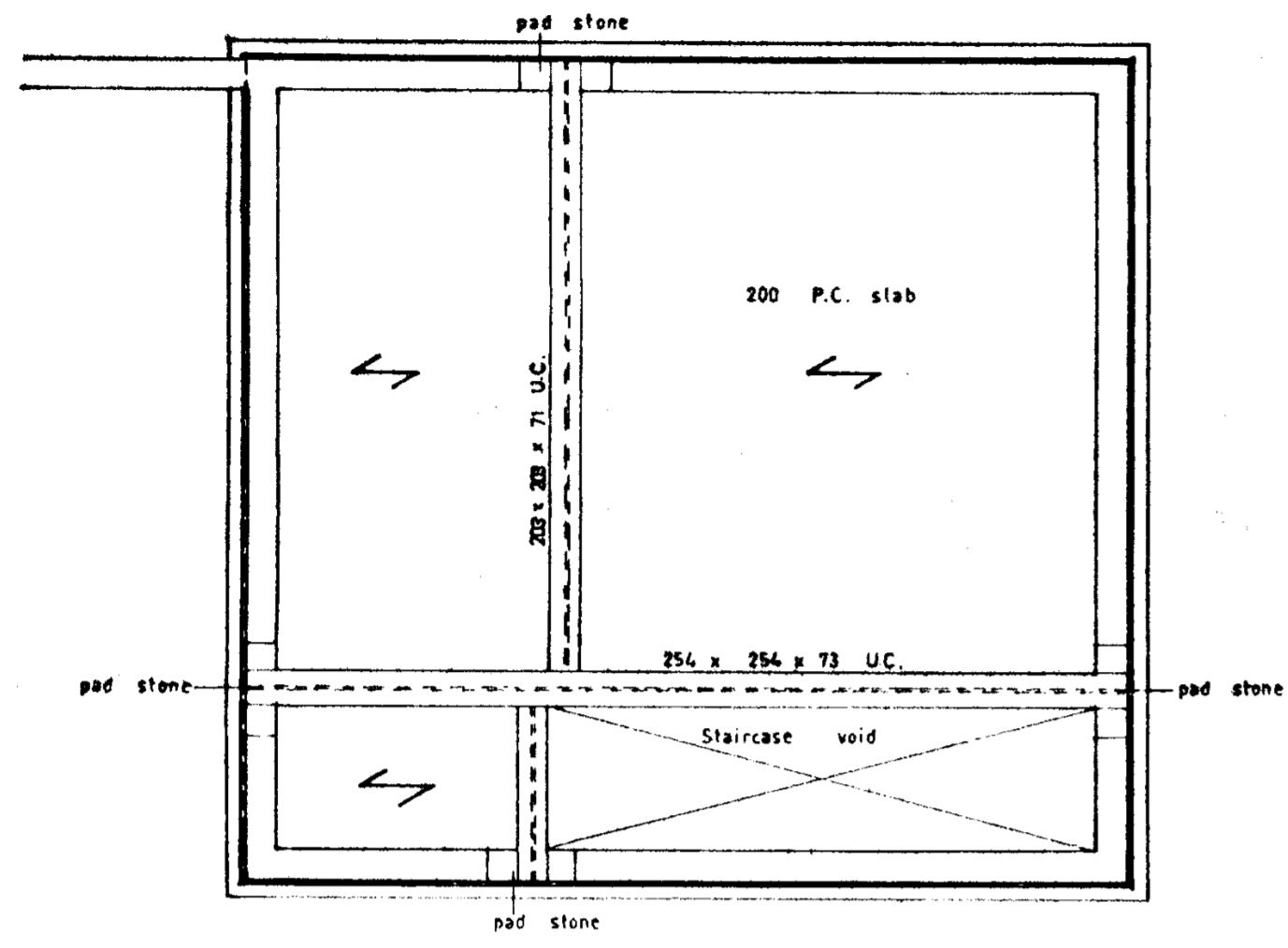


Site Location Map
 Scale: 1/2500
 D.S.S. Co. Jublin 17-VII

- Legend**
- directional sign in bold lettering reading EXIT → on wall.
 - sign in bold lettering reading NO EXIT on wall.
 - directional arrows in yellow on tarmac.
 - all car parking spaces min size 2.4 x 5.0m.
 - sign in bold lettering reading ENTRANCE →

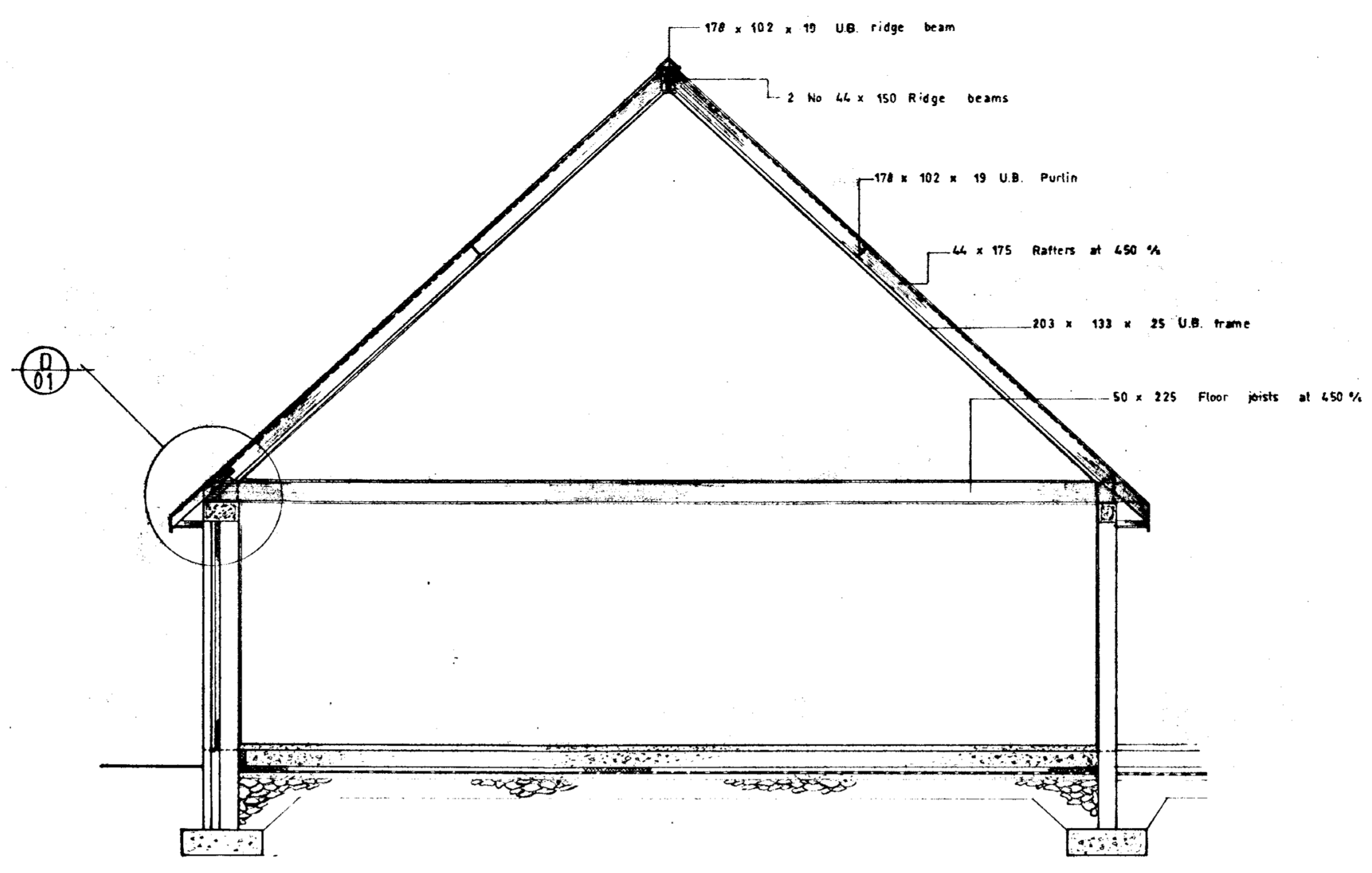
Site Layout Map, Scale 1-250

Mc CARTHY & PATTERSON		
Architects	Phone 067-62332	"Fulcrum Folly" Duncoffe West Co. Limerick
Interior Designers	FAX 067-62336	
PROJECT	Proposed Extension	
CLIENT	Foxhunter Lounge Bar.	
LOCATION	Lucan, Co. Dublin.	
CONTENTS	Location map / Layout map.	
Stage	working drawing	SCALE 1-250 1/2500
Drawn by	myp	Date 9-12-91
Checked	myp	Reference FH 12 91
Area		Drawing No. 12 91.
COPYRIGHT		Note
This drawing is the copyright of the consultants. All drawings remain the property of the consultants.		figured dimensions only to be taken from drawing. Consultants to be informed of any discrepancies before work proceeds.



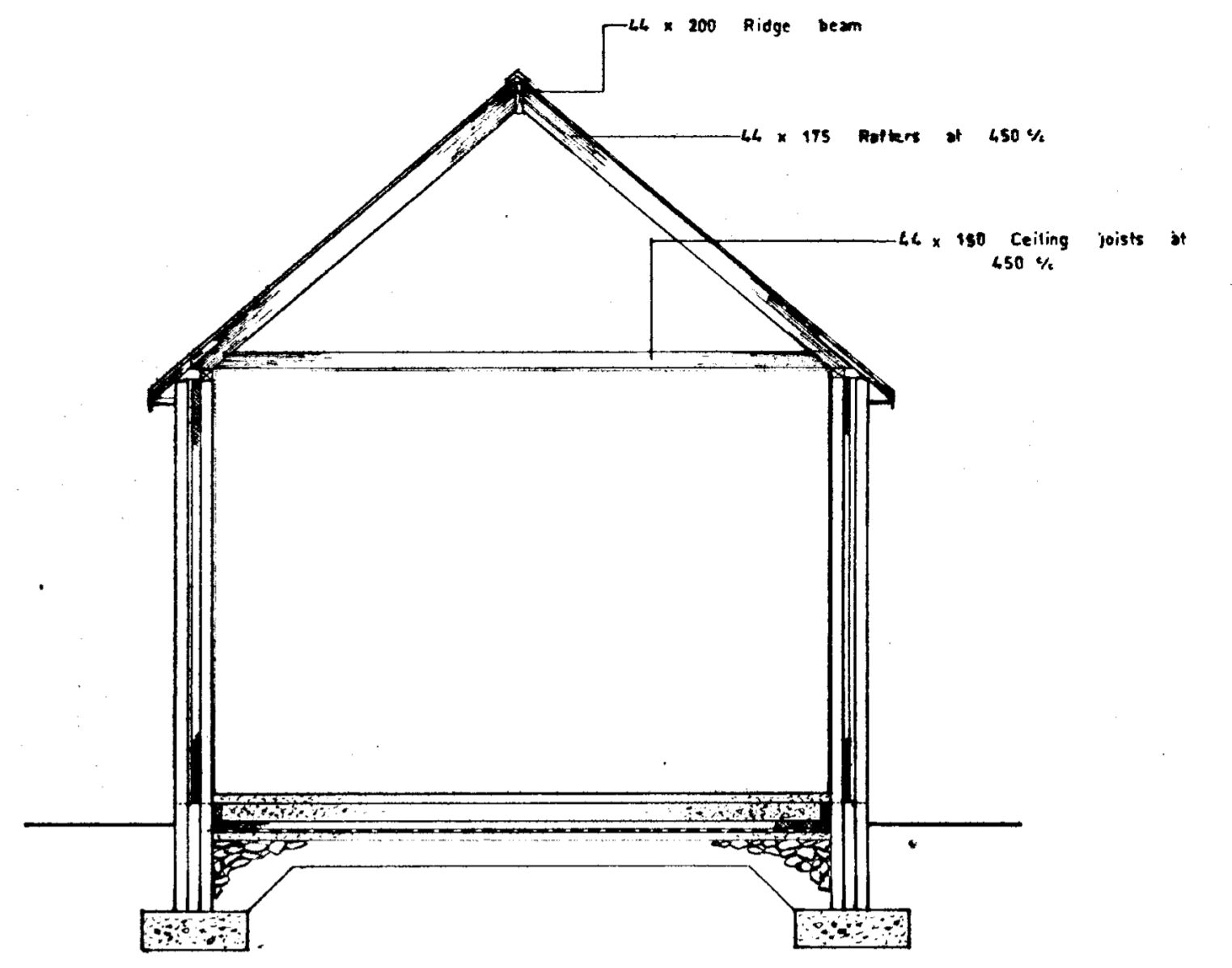
PLAN OF BASEMENT ROOF STRUCTURE

Scale 1:50



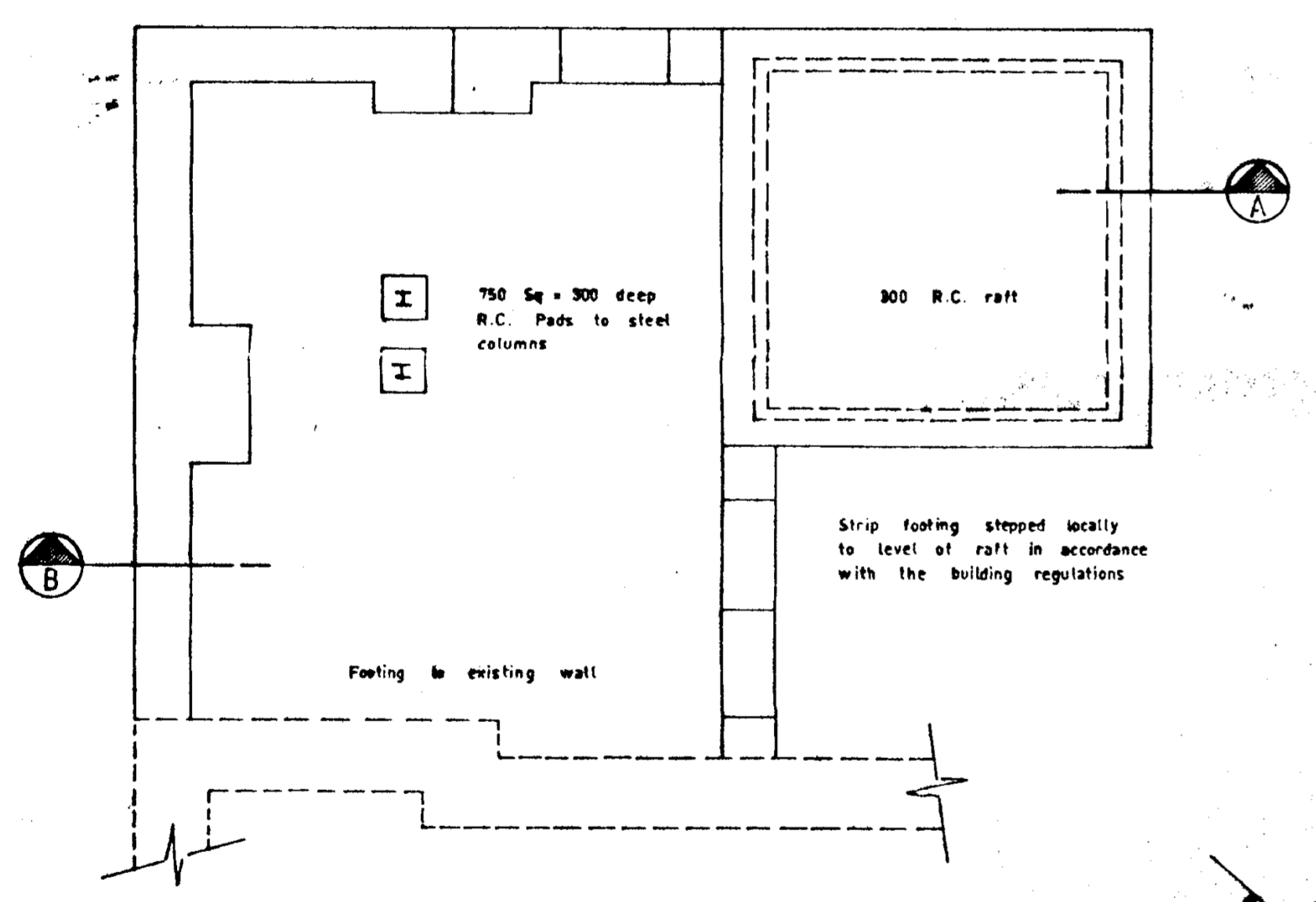
SECTION THRO' NEW LOUNGE

Scale 1:50



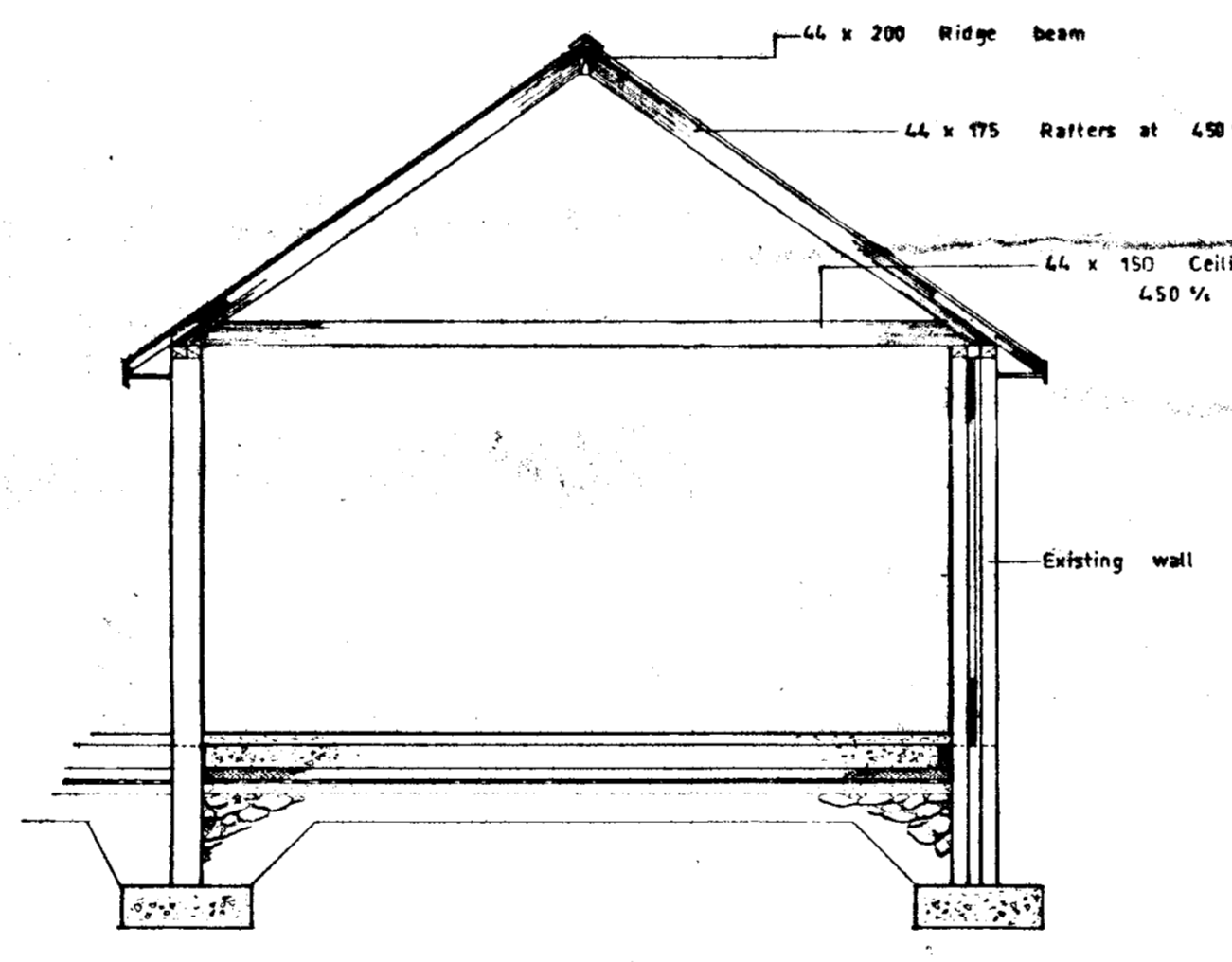
SECTION THRO' OFF LICENCE

Scale 1:50



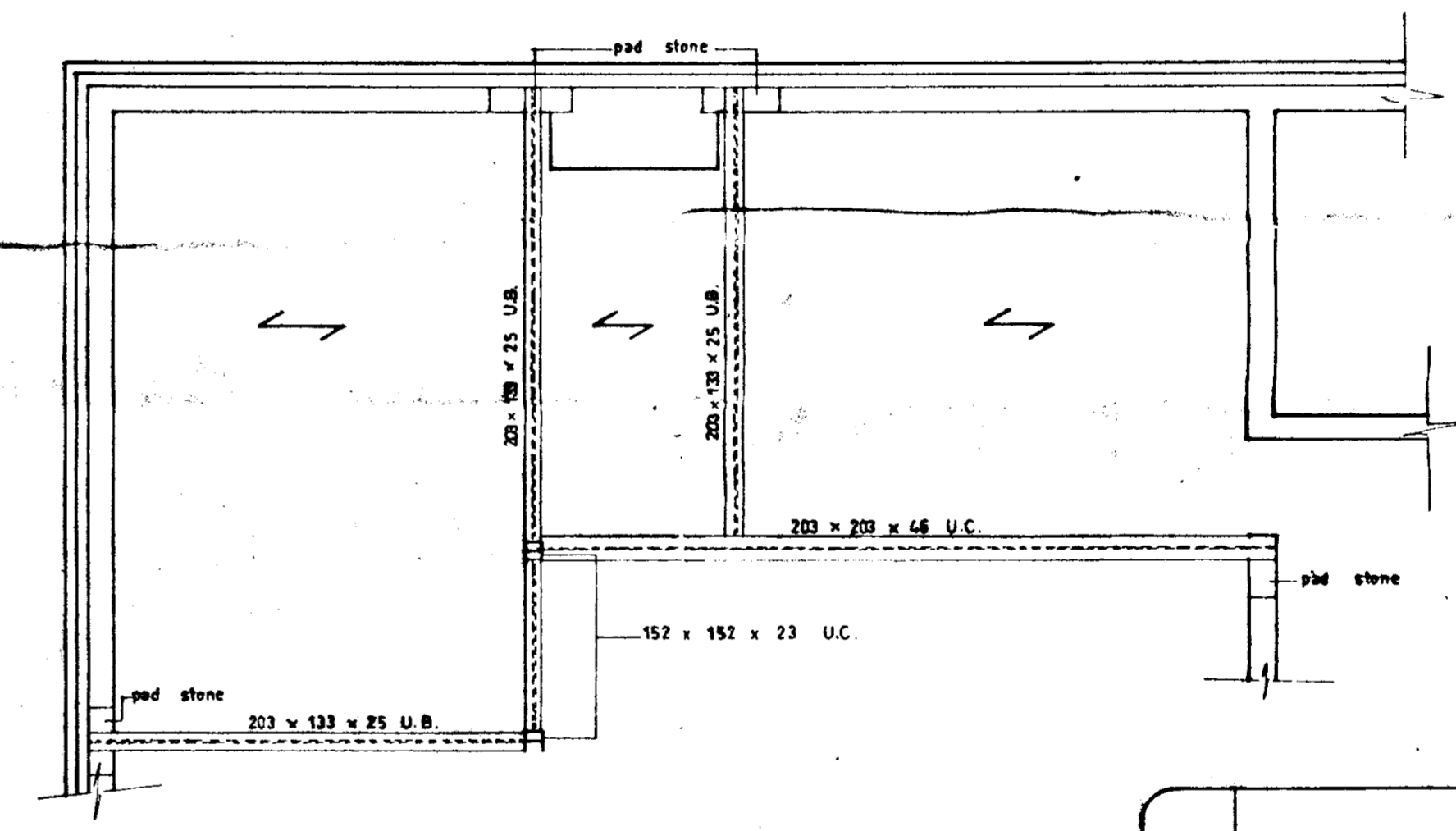
FOUNDATION PLAN NEW LOUNGE AREA

Scale 1:100



SECTION THRO DINING AREA

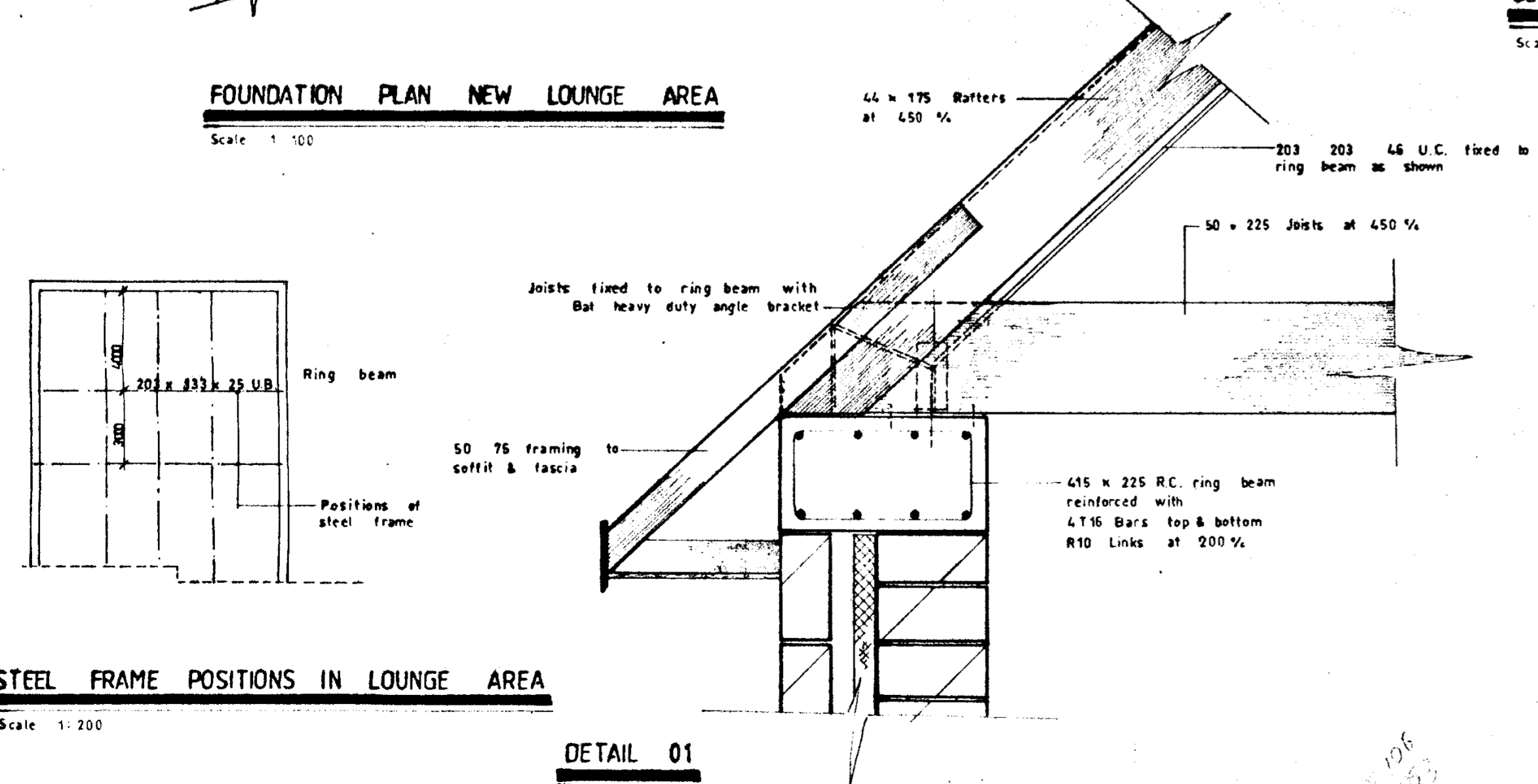
Scale 1:50



MEZZ. FLOOR STRUCTURE

Scale 1:50

Planning Dept. Enquiry Station
APPLICATION RECEIVED
28 JUL 1992
REG No. 41A/207

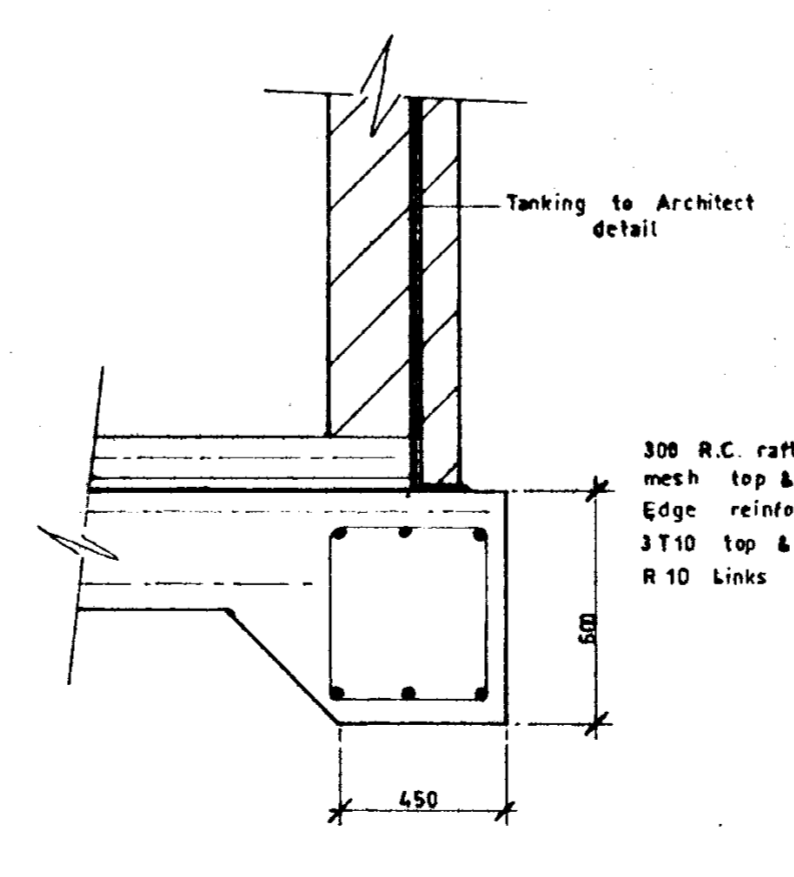


STEEL FRAME POSITIONS IN LOUNGE AREA

Scale 1:200

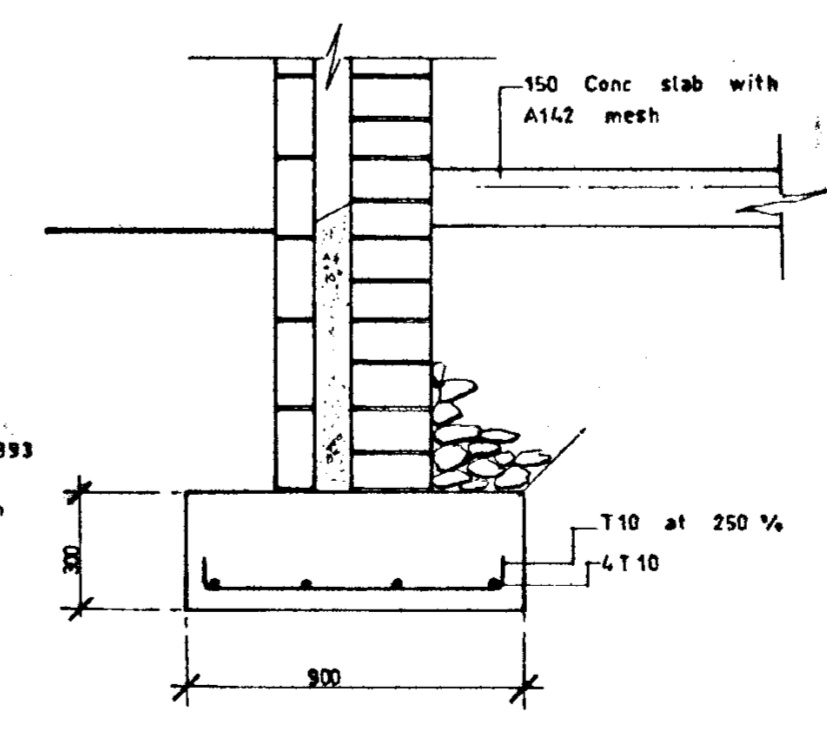
DETAIL 01

Scale 1:10



SECTION A-A

Scale 1:20



SECTION B-B

Scale 1:20

NOTE +
Foundation sizes indicated are based on an assumed net allowable bearing pressure of 100 KN/m². This should be confirmed on site.

0	ORIGINAL	JULY 92
Issue	Revisions	Date

Malone O'Regan McGillicuddy
Consulting Engineers,
7 Day Place, Tralee.
Phone (066) 23130 22883
Telefax (066) 23364

Project
FOXHUNTER PUBLIC HOUSE
LUCAN Co. DUBLIN

Drawing
PLANS SECTIONS and DETAIL

Drawn	D.S.	Project No.	G 9210	Drawing No.	G9210 - 01
Date	JULY .92				
Scale	as shown				