

NEW APPEALS

NEW APPEALS

APPEALS CHECK LIST

REG. REF. NO. 91A/1736

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN APPEALS INDEX	✓
5	ENTER PAGE No. OF APPEALS REGISTER IN OBJECTORS REGISTER	✓
6	Appeal Notified:	✓
	Appeal Type/Appellant Type:	✓
	Bord Pleanal Ref:	✓
	DOCS SENT TO AN BORD: (CHANGE STATUS TO 52)	✓
7	WRITTEN UP ON WEEKLY LIST FOR MARY/LAURA	✓
8	OBJECTORS NOTIFIED	✓ Nil
9	BREAKDOWN OF CALCULATIONS REQUIRED - YES /NO	No
10		
11		

ENTER IN PLANAPS

F.
2000

DECISIONS

APPEALS CHECK LIST

5.

REG. REF. NO. 914/1736

1	ENTERED IN OBJECTORS REGISTER	<input checked="" type="checkbox"/>
2	ENTERED IN BLUE FOLDER	<input checked="" type="checkbox"/>
3	ENTERED IN APPEALS REGISTER	<input type="checkbox"/>
4	ENTERED IN PLANAPS: I.E.:	<input type="checkbox"/>
	Appeal Decision: <i>Dismissed</i>	<input checked="" type="checkbox"/>
	Appeal Date: <i>30/4</i>	<input checked="" type="checkbox"/>
5	COPY OF DECISION FOR WEEKLY LIST (EXTRA/VARY)	<input checked="" type="checkbox"/>
6	DECISION CIRCULATED TO LISTED PERSONS	<input checked="" type="checkbox"/>
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	<input type="checkbox"/>
7	TO L. DOYLE FOR NOTING	<input type="checkbox"/>

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....64
 CONDITIONS:.....63



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/1736

Date : 8th November 1991

Our Ref.

Your Ref.

Date

Dear Sir/Madam,

Development : Extension and new shop front

LOCATION : La Beaute Hairdressing Salon, Main Street, Tallaght

Applicant : G. Noonan

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 4th November 1991

Your application in relation to the above was submitted with a fee of 26.25 .

On examination of the plans submitted it would appear that the appropriate amount should be 40.00 .

I should be obliged if you would submit the balance of 13.75 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....

for PRINCIPAL OFFICER

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

BYE LAW APPLICATION FEES

REF. NO.: 91A/1736 CERTIFICATE NO.: 1673B
 PROPOSAL: Extension alterations + New front to shop
 LOCATION: 'La Beauté' Hairdressing Salon, Main St, Tollymore
 APPLICANT: G. Noonan

Log 4/11/91

	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/Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <i>14.20m²</i>	@ £3.50 per M ² or £70	<i>£70</i>	<i>£2.50</i>	<i>£17.50</i>	<i>£17.50 paid</i>	<i>N 51979</i>
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70				<i>17/12/91</i>	
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	<i>£70</i>	<i>£70</i>	<i>-</i>		

Column 1 Certified: Signed: [Signature] Grade: D/11 Date: 7/11/91
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-0 Date: 7/11/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

PLANNING APPLICATION FEES

Reg. Ref... 9/19/1736 Cert. No... 27025

PROPOSAL... Extension alterations + New front to Shop

LOCATION... "La Beaute" Hairdressing Salon, Main St, Tallaght

APPLICANT... G. Noonan

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32				
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres 144.20m ²	@£1.75 per m2 or £40	£40	£26.25	£13.75	£13.75 paid by cheque 17/12/91 N54128
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	£40	£40		

Column 1 Certified: Signed: *J. G.* Grade: *DHE* Date: *7/16/91*

Column 1 Endorsed: Signed: Grade: Date:

Columns 2,3,4,5,6 & 7 Certified: Signed: *Paul* Grade: *S.O* Date: *06/11/91*

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/1736

CAT. REF.:

EMPLOYS INVOLVED: WATER/FOUL SEWER/SURFACE WATER

REA. OF SITE:

LOOR AREA OF PRESENT PROPOSAL: 153 R²

DESIGNED BY:

J.Y.
7/11/91

DESIGN NO.:

STAGE OF ASSESSMENT:

TOTAL ASSESSMENT

ANAGER'S ORDER NO. & DATE

153

ENTERED IN CONTRIBUTIONS REGISTER:

1000 @ ATD

= 114.75

115.

DEVELOPMENT CONTROL ASSISTANT GRADE

384
442

P/2618/92

COMHAIRLE CHONTAE ÁTHA CLIATH

FINANCIAL CONTRIBUTION :-
AMOUNT £ 115

Record of Executive Business and Manager's Orders

BELGARD

Proposed extension and new shop front at La Beaute Hairdressing Salon, Main Street, Tallaght for G. Noonan. By order P/0243/92 dated 16th January, 1992 the Council made a decision to grant permission for this proposal. On Appeal, An Bord Pleanála made the following order on 30th April, 1992:-

PL6/5/87972

CN-9765

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1736

WHEREAS on the 31st day of January, 1992, Patrick Bagnall care of Joe Clancy of 1 Main Street, Rathfarnham, Dublin appealed to An Bord Pleanála against the decision made on the 16th day of January, 1992, by the Council of the County of Dublin to grant subject to conditions a permission to Gerard Noonan care of P.M. Ging of 'Laureston', Monastery Road, Clondalkin, Dublin for an extension and new shopfront to "La Beaute" Hairdressing Salon, Main Street, Tallaght, Dublin:

AND WHEREAS, having considered the grounds of appeal, (which relate to matters of legal interest), the Board is of opinion that the appeal is without substance or foundation:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 16 of the Local Government (Planning and Development) Act, 1983, hereby dismisses the said appeal.

[Handwritten notes]

P. O' Sully

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

Dated this 30th day of *April* 1992.

~~P/15042/91~~ P/243/92

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1736

Date Received : 4th November 1991

7th Paid - 17th Dec 1991

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

Development : Extension and new shop front

Location : La Beaute Hairdressing Salon, Main Street, Tallaght

Applicant : G. Noonan

App. Type : Permission

Zoning : To protect and/or improve residential amenity.

Floor Area : 14² Sq.metres

(GB/BB)

Report of Dublin Planning Officer dated 9th December, 1991.

This is an application for PERMISSION for extension and new shop front to La Beaute Hairdressing Salon, Main St., Tallaght for G. Noonan. While the application and advertisement refers to the shopfront and extension, it is also intended to change the use to a local shop and the hatch is required for use in the evenings. The change of use would be exempt development.

This proposal is considered acceptable.

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

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 save as may be required by the other conditions attached hereto.

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

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

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

CONTRIBUTION:

Standard: 115

Roads

S. Servs

Open Spaces

Other:

SECURITY

Bond/C.L.F.:

Cash:

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1736

Page No: 0002

Location: La Beaute Hairdressing Salon, Main Street, Tallaght

- 03 That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 04 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.
- 05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 06 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.
- 07 That a financial contribution in the sum of £115. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid prior to the commencement of development on site.
- 07 REASON: In the interest of the proper planning and development of the area.


COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1736

Page No: 0003

Location: La Beaute Hairdressing Salon, Main Street, Tallaght

8M
of
Endorsed:  for Principal Officer

 SEP.
for Dublin Planning Officer 11.12.91

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to GRANT PERMISSION for the above proposal subject to the (7) conditions set out above is hereby made.

16th ~~DECEMBER~~ January 1992
Dated :


ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Extension and new shop front at La Beaute Hairdressing Salon, Main Street, Tallaght for G. Noonan.

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

Reg. Ref. 91A-1736
Appl. Rec'd: 04.11.1991
Floor Area: 14.2 sq. m.
Site Area:
Zoning: G

Report of the Dublin Planning Officer, dated 17 December 1991

This is an application for PERMISSION for extension and new shop front at La Beaute Hairdressing Salon, Main Street, Tallaght.

The balance of the application fee due was not paid until 17.12.91
In accordance with section 10(a) of the Local Government (Planning and Development) Act, 1982, the applicant be informed that the appropriate period within which a decision on this application should be made shall not expire until ~~17 December 1991~~ *16th February 1992*.

Accordingly, I recommend that no decision be made on this planning application.

Applicant to be informed accordingly.

Endorsed:- 
for Principal Officer

Order:- NOTED.

Dated: 19th December, 1991.


ASSISTANT CITY AND COUNTY MANAGER

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

NOTE: I have carried out the necessary check and confirm that the required fee was not paid in full until 17 December 1991.


STAFF OFFICER

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1736

Date : 5th November 1991

Development : Extension and new shop front

LOCATION : La Beaute Hairdressing Salon, Main Street, Tallaght

Applicant : G. Noonan

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 4th November 1991

DUBLIN COUNTY COUNCIL
14 NOV 1991
ENVIRONMENTAL HEALTH
OFFICERS

Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 4th November 1991.

Yours faithfully,

.....
FOR PRINCIPAL OFFICER

Acceptable subject to Regs (Conditions of Employment) Act 1938
and evidence of compliance re

- 1) Ventilation Details not indicated (including independent vent of lobby to S.C.) of entire shop
- 2) Rising main water supply req'd for drinking purposes

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 26.11.91
Time 11.30

Ma Devine
for John O'Reilly S.E.H.O.
18/11/91.

Ann O'Donohue
18.11.91

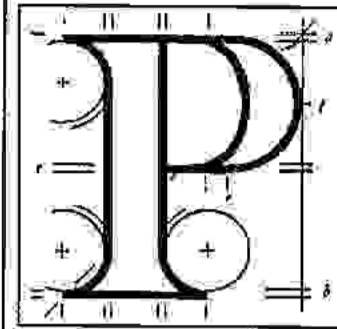
Our Ref: PL 6/5/87972
P.A. Reg. Ref: 91A/1736

ED1A

5

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

An Bord Pleanála



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

Date: 04 MAY 1992

Appeal re: Extension and new shopfront at "La Beaute"
Hairdressing Salon, Main Street, Tallaght, County
Dublin.

Dear Sir/Madam,

An order has been made by An Bord Pleanála
dismissing the above mentioned appeal under section
16(1) of the Local Government (Planning and
Development) Act, 1983. A copy of the order is
enclosed.

Your attention is drawn to Section 26 (11) of the
Local Government (Planning and Development) Act,
1963 which provides that "a person shall not be
entitled solely by reason of a permission or
approval under this Section to carry out any
development".

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 402+



AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1736

WHEREAS on the 31st day of January, 1992, Patrick Bagnall care of Joe Clancy of 1 Main Street, Rathfarnham, Dublin appealed to An Bord Pleanála against the decision made on the 16th day of January, 1992, by the Council of the County of Dublin to grant subject to conditions a permission to Gerard Noonan care of P.M. Ging of 'Laureston', Monastery Road, Clondalkin, Dublin for an extension and new shopfront to "La Beaute" Hairdressing Salon, Main Street, Tallaght, Dublin:

AND WHEREAS, having considered the grounds of appeal, (which relate to matters of legal interest), the Board is of opinion that the appeal is without substance or foundation:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 16 of the Local Government (Planning and Development) Act, 1983, hereby dismisses the said appeal.

11/10/92
11/10/92
11/10/92
11/10/92

11/10/92

P. O' Sully

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

Dated this 30th day of April 1992.

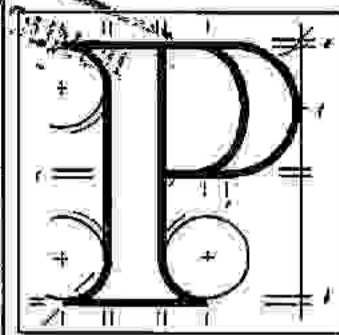
Our Ref: PL 6/5/87972
P.A. Reg. Ref: 91A/1736

EO14

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

DUBLIN COUNTY COUNCIL
PLANNING
23 APR 1992

An Bord Pleanála



Date: 21st April 1992.

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

Appeal re: Extension and new shop front at La Beaute
Hairdressing Salon, Main Street, Tallaght, County
Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Yours faithfully,


Suzanne Lacey

DEVELOPMENT
CONTROL
21 APR 1992

Encl.

BP 555

An Bord Pleanála
Block 6
Irish Life Centre
1r Abbey Street
Dublin 1

P M GING Architect

Laureston
Monastery Road
Clonsilla
Dublin 22
Telephone 01 592149

6 April 1992

P.M. Ging Dip Arch MRIBA

Your Ref : PL 6/5/87972

Extension and new shopfront at
La Beaute Hairdressing Salon, Main St, Tallaght, Co. Dublin

Dear Sirs

With reference to the above and to previous correspondence, and in particular to yours of the 3rd ult., and in connection with the matter, we would reply to the matters raised by Mr Joseph Clancy Solicitor as follows :-

1. With reference to the extent of the property occupied under the Tenancy, we would state that the description as set out in the Lease of the premises is not that which was stated as set out in the letter of Mr Joe Clancy and we enclose herewith a copy of the Lease for your attention with the description of the property duly underlined.
2. With reference to the upper room, we would state that it is merely an attic to the premises, and we would also state that the present planning application for which the decision was granted makes no reference to the user of this particular attic.

Yours faithfully


Peter Ging

Encl

10 APR 1992

SIGNED SEALED and DELIVERED

by the said MAURA MURPHY

in the presence of:

SIGNED AND SEALED by the

said GERARD NOONAN AND

ANNE NOONAN in the

presence of:



1/ photocopy

T H I S I N D E N T U R E made the

day of

One Thousand Nine Hundred and Ninety one and made between MAURA MURPHY of "La Beaute", Main Street, Tallaght, Dublin 24 (hereinafter called "the Assignor" which expression shall where the context so requires or admits include her executors administrators and assigns) of the one part and GERARD NOONAN and ANNE NOONAN of 26 Bancroft Road, Tallaght, Dublin 24 (hereinafter called "the Assignees" which expression shall where the context so requires or admits include their and each of their executors administrators and assigns) of the other part.

WHEREAS:

1. By Indenture of Lease (hereinafter called "the Lease") dated the 4th day of June 1987 and made between Patrick Bagnall of the one part and Maura Murphy of the other part the property hereinafter more particularly described and intended to be hereby assigned were demised to the Assignor for the term of thirty-five years from the 1st day of September 1983 subject to the weekly rent of £30.00 subject to review as therein contained and subject to the covenants on the part of the Lessee and conditions therein contained.

AND WHEREAS the Assignor has agreed with the Assignees for the sale to them of the said premises for the price

or sum of £20,000.00

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of TWENTY THOUSAND POUNDS (£20,000.00) now paid by the Assignees to the Assignor (the receipt of which the Assignor doth hereby acknowledge) the Assignor as beneficial owner hereby Assigns unto the Assignees ALL THAT AND THOSE the shop premises situate in Main Street, Tallaght in the County of Dublin being the property comprised in and demised by the said Lease and presently known as "La' Beaute", Main Street, Tallaght in the County of Dublin TO HOLD the same unto and to the use of the Assignees for the residue now unexpired of the term of years created by the Lease subject to the rent or such increased rent thereby reserved and to the covenants on the part of the Lessee and to the conditions therein contained.

And the Assignees hereby covenants with the Assignor that they shall henceforth during the continuance of the said term of years granted by the Lease pay the said yearly rent reserved by and perform and observe the covenants on the part of the Lessee and conditions contained in the Lease and will at all times keep the Assignor effectually indemnified from and against all Actions, Proceedings, Costs, Claims, Damages, Expenses and Demands whatsoever by reason or on account of the non-payment of the said reserved yearly rent or any

10 APR 1992

part thereof or the breach non-performance or non-observance of the said covenants and conditions or any of them.

IT IS HEREBY CERTIFIED for the purpose of the stamping of this instrument that this is an instrument to which the provisions of Section 112 of the Finance Act, 1990 do not apply by reason of the of the fact that the property being transferred is an existing shop premises.

IT IS HEREBY FURTHER CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Twenty Thousand Pounds.

IN WITNESS whereof the parties hereto have hereunto set their hands and seales the day and year first herein written.

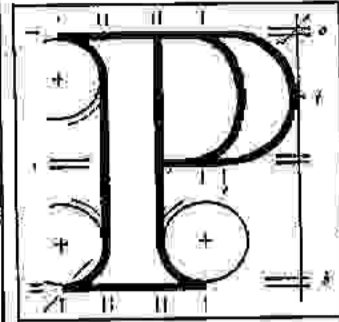


Our Ref: PL 6/5/87972
Your Ref: 91A/1736

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

05 FEB 92

An Bord Pleanála



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

Date: 3rd February 1992.

Planning authority decision re: Extension and new
shopfront at La Beaute Hairdressing Salon, Main
Street, Tallaght, County Dublin.

Dear Sir/Madam,

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

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



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

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

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

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

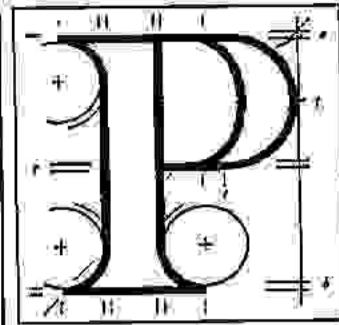
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

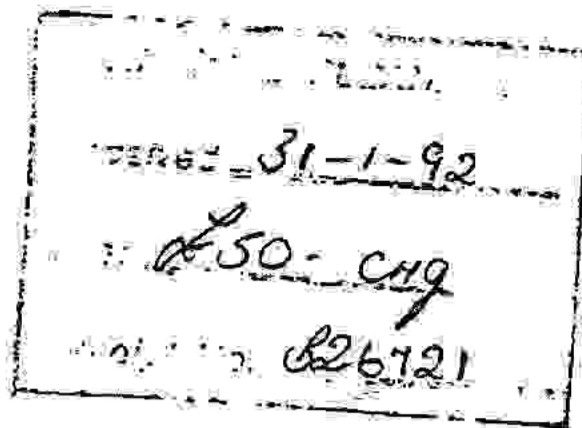
BP 005

An Bord Pleanála



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

27 January 1992



JOE CLANCY

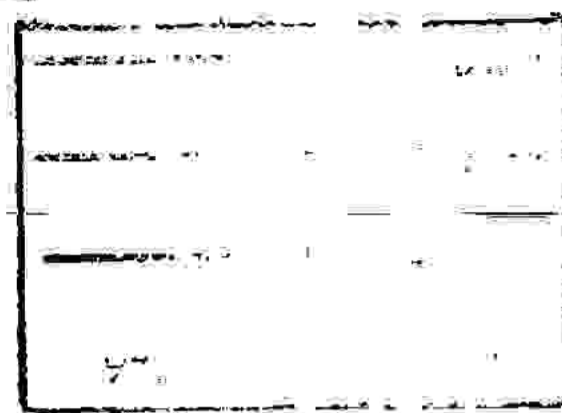
S O L I C I T O R S

COMMISSIONERS FOR OATHS

1 MAIN STREET,
RATHFARNHAM,
DUBLIN 14
TELEPHONE: 920464. FAX: 920495

An Bord Pleanála,
Irish Life Centre,
Lr. Abbey Street,
DUBLIN 1.

RE: Our Client - Patrick Bagnall
Decision Order No. P/0243/92
Development: Extension & New Shop Front
Location: La Beaute Hairdressing Salon, Main
Street, Tallaght



Dear Sirs,

As Solicitor for Patrick Bagnall, the Landlord and owner of La Beaute Hairdressing Salon, Main Street, Tallaght, we appeal the decision of Dublin County Council to grant permission for the above development and in this regard, we enclose cheque in your favour for the sum of £50.00. being the Appeal fee.

The grounds for our client's appeal is that the Planning Permission granted extends to lands and premises which are outside those granted by the tenancy in particular, the Planning Permission relates to the yard at the rear of the premises over which the tenant merely has a right of way in common with other users of the building to the toilet situated therein. The description of the premises as contained in the Lease to the present occupier of the premises Maura Murphy is as follows:-

"All That and Those the shop premises situate in Main Street, Tallaght in the County of Dublin at present used by the tenant as a Hairdressing Salon together with the use in common with the other occupiers of the building and the Landlord his servants and agents of the toilet and the yard of the said premises".

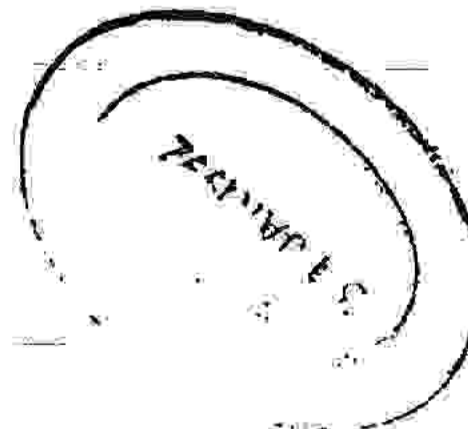
In addition to the above, the Planning application provides for alterations to an upper room in the premises which is not in fact included in the Tenancy Agreement and has never been occupied or utilised by the tenant.

We look forward to receipt of a favourable decision and we enclose copy of the Notification of Decision to Grant Permission in respect of the premises.

Yours faithfully,


JOE CLANCY
SOLICITOR

Encls.





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

NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0243 /92 Date of Decision : 16th January 1992

Register Reference : 91A/1736

Date Received : 4th November 1991

Applicant : G. Noonan

Development : Extension and new shop front

Location : La Beaute Hairdressing Salon, Main Street, Tallaght

Floor Area : Sq. Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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

subject to the conditions on the attached Numbered Pages.

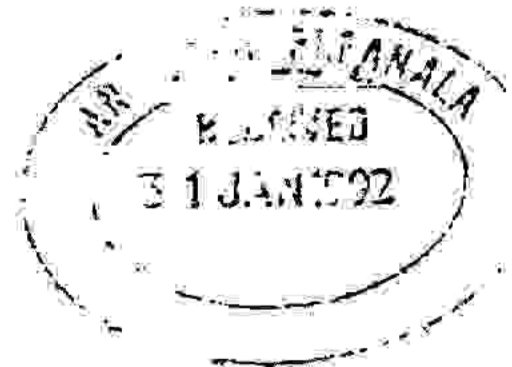
NUMBER OF CONDITIONS:-ATTACHED.

Signed on behalf of the Dublin County Council.....

for Principal Officer

Date: 16.1.92.....

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



Reg. Ref. 91A/1736
Decision Order No. P/ 0243 /91
Page No: 0002



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

CONDITIONS / REASONS

- 01 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 02 That before development commences, approval under the Building Bye-Laws be obtained and all conditions of that approval be observed in the development.
REASON: In order to comply with the Sanitary Services Acts, 1878-1964.
- 03 That all external finishes harmonise in colour and texture with the existing premises.
REASON: In the interest of visual amenity.
- 04 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.
- 05 That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON: In the interest of health.
- 06 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.
- 07 That a financial contribution in the sum of £115.00 be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which will facilitate this development; this contribution to be paid prior to the commencement of development on site.
07 REASON: In the interest of the proper planning and development 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,
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Telephone (01) 724755
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 0243 /92 Date of Decision : 16th January 1992

Register Reference : 91A/1736 Date Received : 4th November 1991

Applicant : G. Noonan

Development : Extension and new shop front

Location : La Beaute Hairdressing Salon, Main Street, Tallaght

Floor Area : Sq.Metres

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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subject to the Conditions on the attached Numbered Pages.

NUMBER OF CONDITIONS:- 7.....ATTACHED.

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

Date:.....20.1.92.....

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

Reg.Ref. 91A/1736
Decision Order No. P/ 0243 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
Bloc 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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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 save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
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- 07 REASON: In the interest of the proper planning and development of the area.

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

91A/1736

19 December 1991

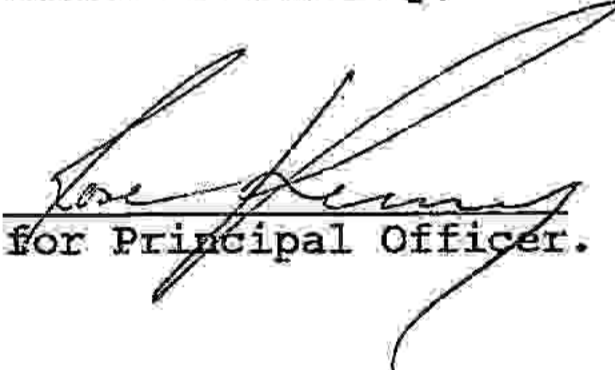
Re: Extension and new shop front at La Beaute Hairdressing Salon,
Main Street, Tallaght for G. Noonan.

Dear Sir,

With reference to your planning application received here on
4 November 1991, in connection with the above, I wish to inform you
that:-

In accordance with Section 10 of the Local Government (Planning and
Development) Act, 1982, as the correct prescribed fee in respect of
this planning application was not submitted to the Planning Authority
until 17 December 1991, the appropriate period within which a decision
on this application should be made should not expire until
16 February, 1992.

Yours faithfully,


for Principal Officer.

RECEIPT CODE

COMHAIRLE CHONTAE ÁTHA CLIATH

Redame

PAID BY
CASH
CHEQUE ✓
M.O.
B.L.
I.T.

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

BYE LAW APPLICATION

REC. NO. N 51979

£17.50

Received this *17th* day of *December* 19*79*

from *G. & A. Noonan*

the sum of *seventeen* Pounds

fifty Pence being *balance*
of bye-law fee on 21/11/79

Shirley Noonan Cashier *S. CAREY* Principal Officer

P M GING

Architect

REF.

PLANNING APP.

91A/1736

17. DEC

Laureston
Monastery Road
Clondalkin
Co Dublin
Telephone 01 592149

With Compliments

P M Ging Dip Arch MRIAI

COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT CODE

Balance

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

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

N 54128

€13.75

Received this *17th* day of *December* 19 *11*
from *G. A. Noonan*

the sum of *thirteen* Pounds
seventy five
pence being *Balance*
fee on 9A/1736

Maeleen Deane Cashier

S. CAREY Principal Officer

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



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

Register Reference : 91A/1736

Date : 5th November 1991

Our Ref.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 TO 1990

Date

Dear Sir/Madam,

DEVELOPMENT : Extension and new shop front

LOCATION : La Beaute Hairdressing Salon, Main Street, Tallaght

APPLICANT : G. Noonan

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to the above, I acknowledge receipt of your application received on 4th November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

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

2982880



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 "LA BEAUTE HAIRDRESSING SALON."
(If none, give description sufficient to identify) MAIN ST. TALLAGHT - DUBLIN 24

3. Name of applicant (Principal not Agent) MR. GERARD NOONAN
Address 26 BANCROFT RD. TALLAGHT, DUB. 24 Tel. No. 088/572544

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

5. Name and address to which P.M. GING
notifications should be sent ABOVE 66-25 4/11 N 51063

6. Brief description of proposed development EXTENSION, ALTERATIONS and NEW FRONT TO EXISTING SHOP

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

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor or use when last used HAIRDRESSING SALON
(b) Proposed use of each floor NEWSAGENTS SHOP

CO DUBLIN Permission sought for extension and new shop front to La Beaute Hairdressing Salon, Main St, Tallaght for G. Noonan.

Irish Free 23/10/91

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

11.(a) Area of Site 42 Sq. m.
(b) Floor area of proposed development 14.2 Sq. m.
(c) Floor area of buildings proposed to be retained within site 26 Sq. m.

04 NOV 91

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

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box. 4122-50 N 50513

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

15.List of documents enclosed with application. COVERING LETTER, NEWSPAPER NOTICE, 4 COPIES OF SITE MAP and TWO DRAWINGS

16.Gross floor space of proposed development (See back) 14.2 Sq. m.

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

Fee Payable € 188-75 Basis of Calculation 1554.M x (1.75 + 3.50) = 78-75

If a reduced fee is tendered details of previous relevant payment should be given + SHOPFRONT 40-00 PLANNING 70-00 BYE LAWS

Signature of Applicant (or his Agent) N.M.M. Date 25-10-91

Application Type PIB FOR OFFICE USE ONLY

Register Reference 91A/1736

Amount Received € 21-12-0 2.12.0

Receipt No

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Act 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
 2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
 3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.
- NB. Applications must be received within 2 weeks from date of publication of the notice.**
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
 5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
 6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS			BUILDING BYE-LAW APPLICATIONS		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements	£16.00	B	Domestic Extension (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 ÁTHA CLIATH

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

BYE LAW APPLICATION.

REC. No. N 50513

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

£ 122.50

Received this 4th day of November 1977

from C. A. Noonan

26 Bancroft Rd,
Tallaght

The sum of one hundred and twenty two Pounds

fifty

Pence being

one law application at Main St, Tallaght

Noeleen Deane Cashier

S. GAREY
Principal Officer

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an
adjudgement that the fee
tendered is the prescribed application
fee.

N 51063

CASH
CHEQUE

M.O.

B.L.

L.T.

€66.25

UK

Received this

from P. A. Noonan,
26 Bancroft Rd,
Tallaght

the sum of sixty six

twenty five
planning application at

M. J. O'Connell Cashier

Pence being

S. CAREY
Principal Officer

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

P M GING Architect

Laureston
Monastery Road
Clondalkin
Dublin 22
Telephone 01 592149

P M Ging Dip Arch MRIAI

17 October 1991

Shop at Main Street, Tallaght

Dear Sirs

On behalf of Mr Gerard Noonan, I enclose a planning application for an extension and alterations to the existing Shop.

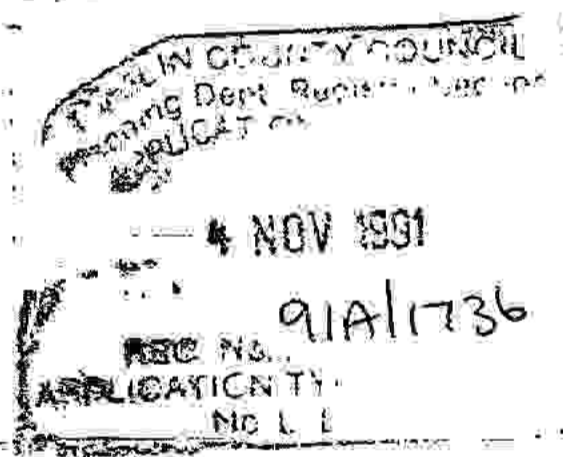
The existing Shop (at present used as a Hairdressing Salon) has existed since before 1963. The small yard at the rear is a security problem so we propose extending the Shop to take it in.

A new shopfront is proposed, harmonizing with the adjoining John Mulvey & Co, Solicitors' office and the existing plastic box sign will be removed.

Yours faithfully

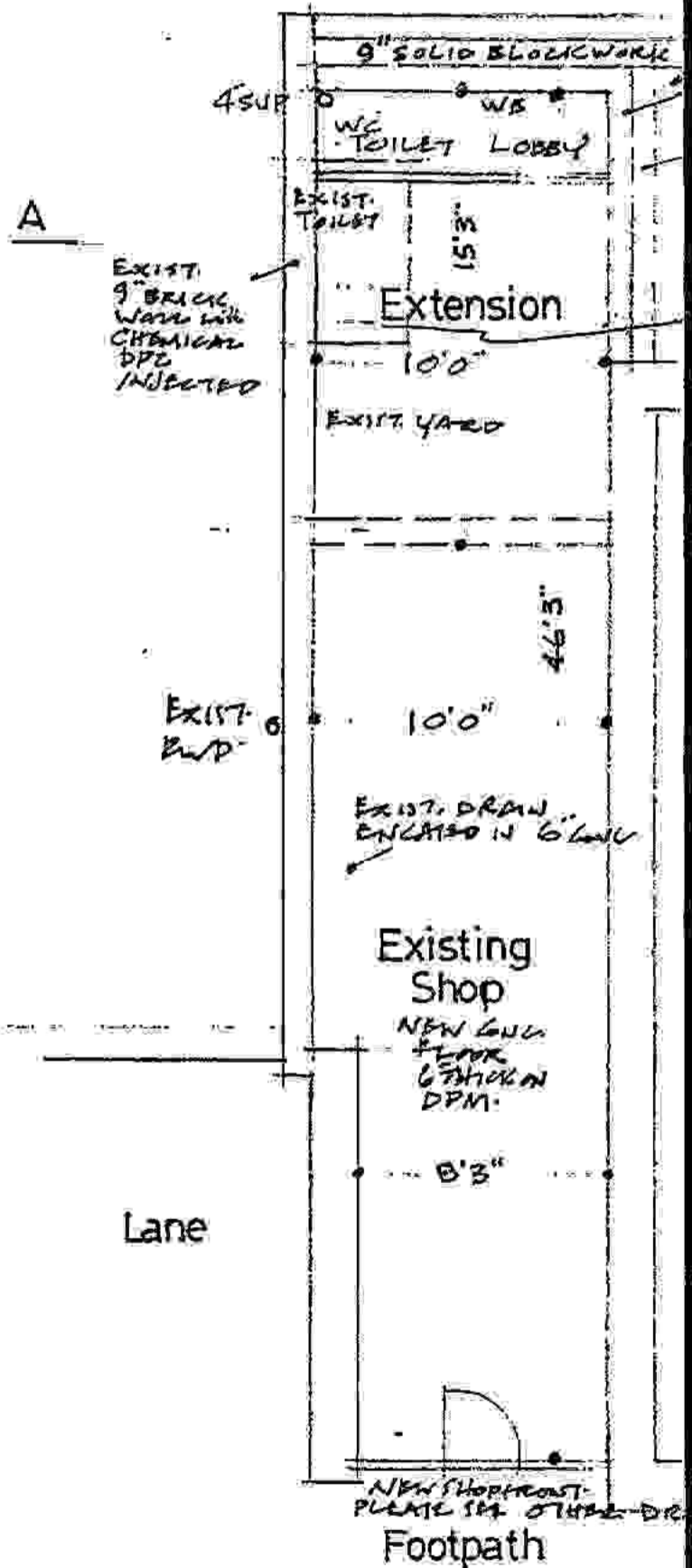
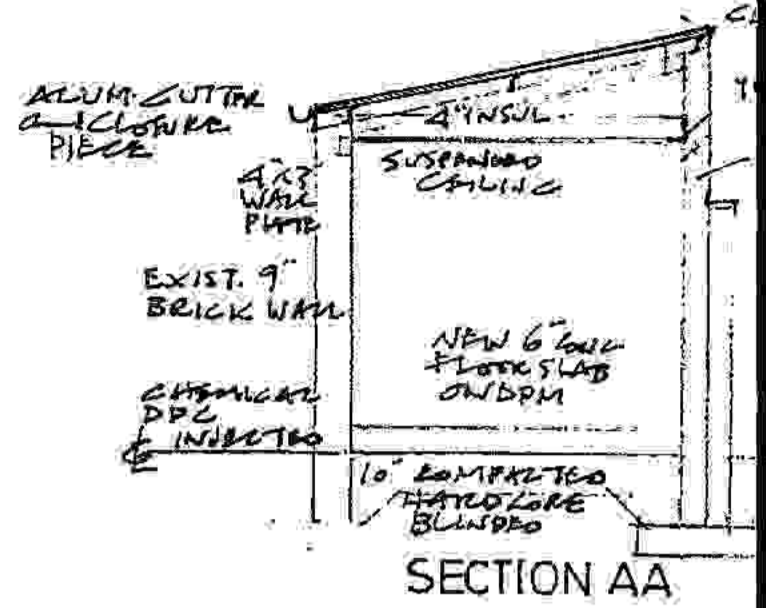


Peter Ging



Encl: as above

ROOF STRUCTURE OF 4" RASTER AND VERTICAL GALV. STEEL "Z" PURLIN



AREAS

EXIST. SHOP	279	SQ. FT.
EXTENSION	153	"
TOTAL	432	"
TOILET	45	"
NETT RETAIL AREA	387	SQ. FT.

PLAN SCALE

200 JOISTS AT 400c. (SCB GRADE)
MEMBERS 4x10D AT 400c.
AND PLASTIC WATER STOP SHEETING
SURE FLASHING OF STEEL

150 M.S. JOIST

SOLID BLOCKWORK,
RANDED LATER
EXPOSED
ALUMINUM FLASHING
AND ADJOINING WALL

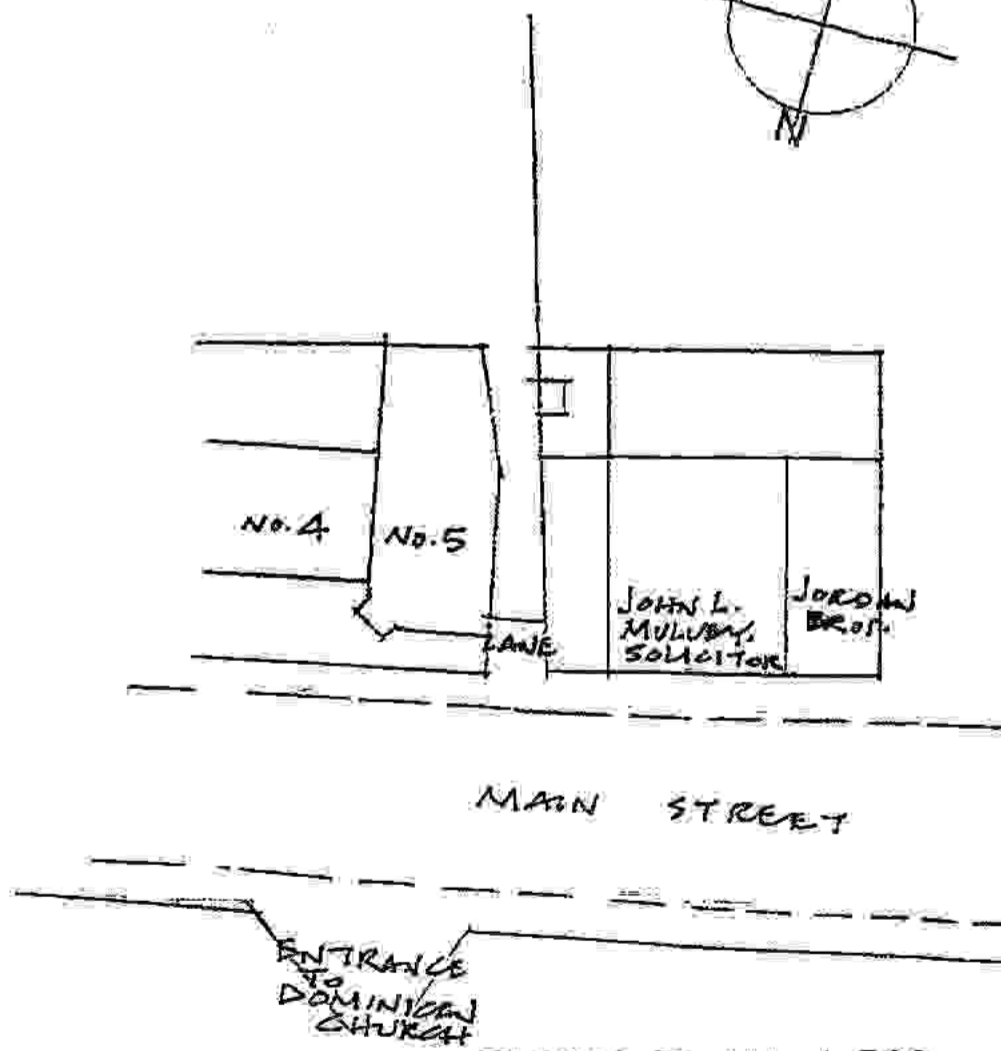
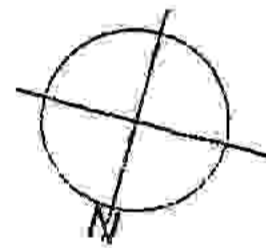
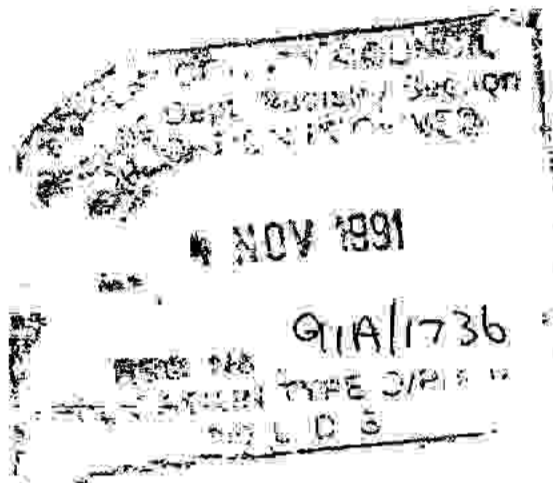
3x1 CONC. STRAP
FOUNDATION

RANDALL
N.P.C.

EXIST. YARD WALL
UNDERPINNED

A

WE
WE CONNECTED INTO
EXIST. DRAINS VIA PIPES
SEALING OFF



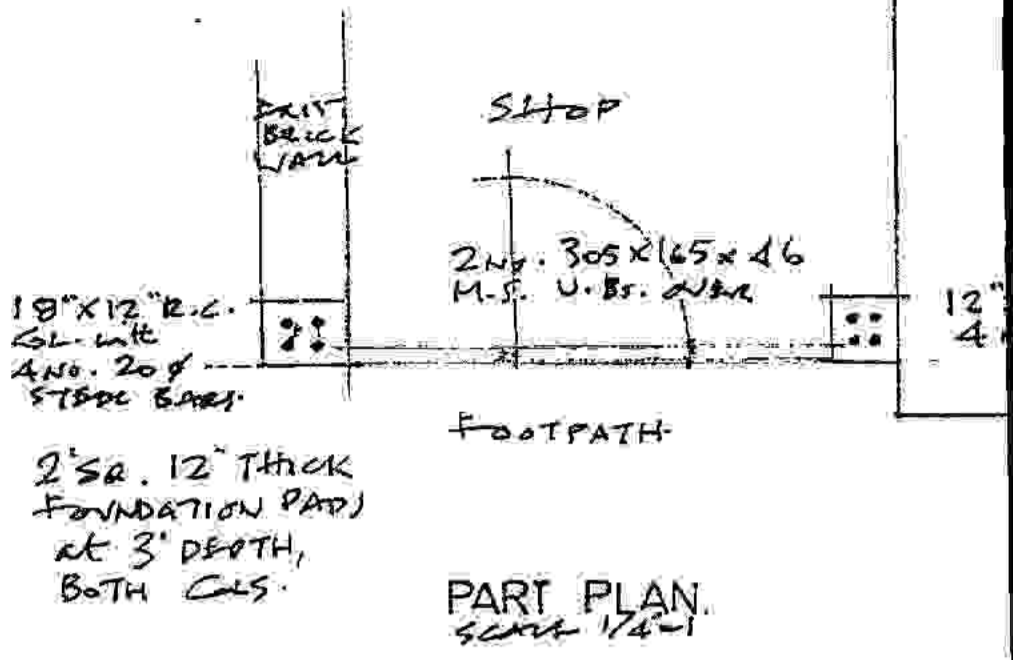
Solicitors
Office

BLOCK PLAN 1:500

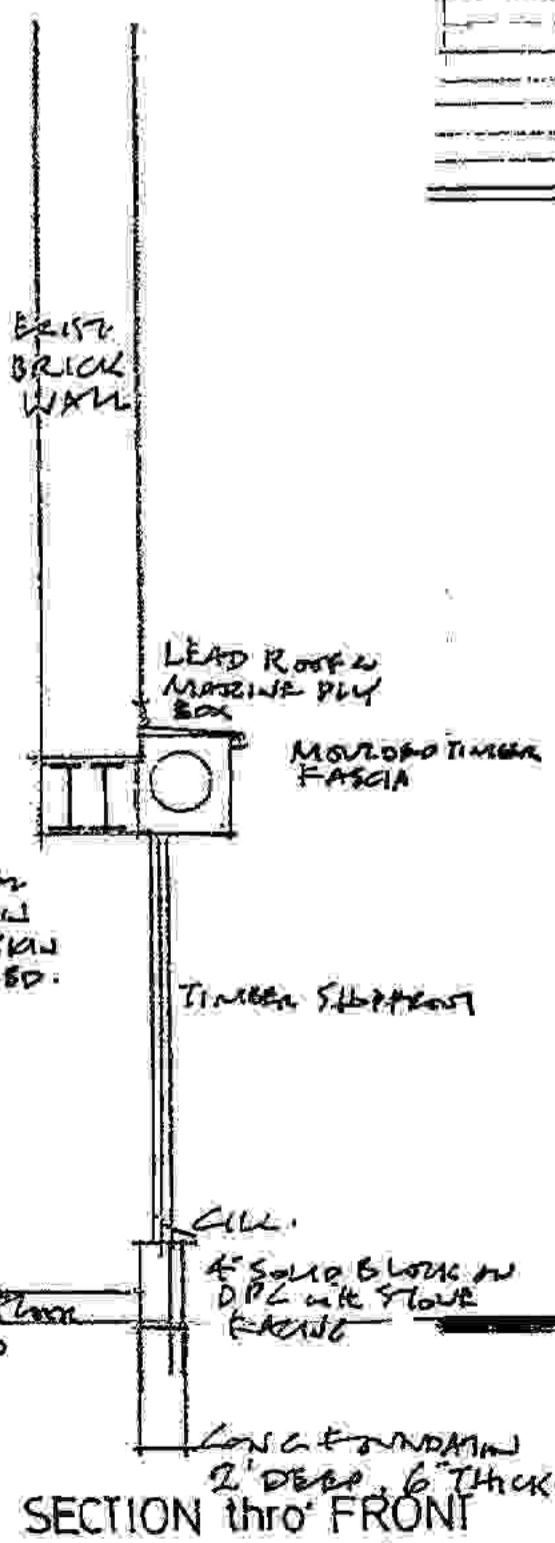
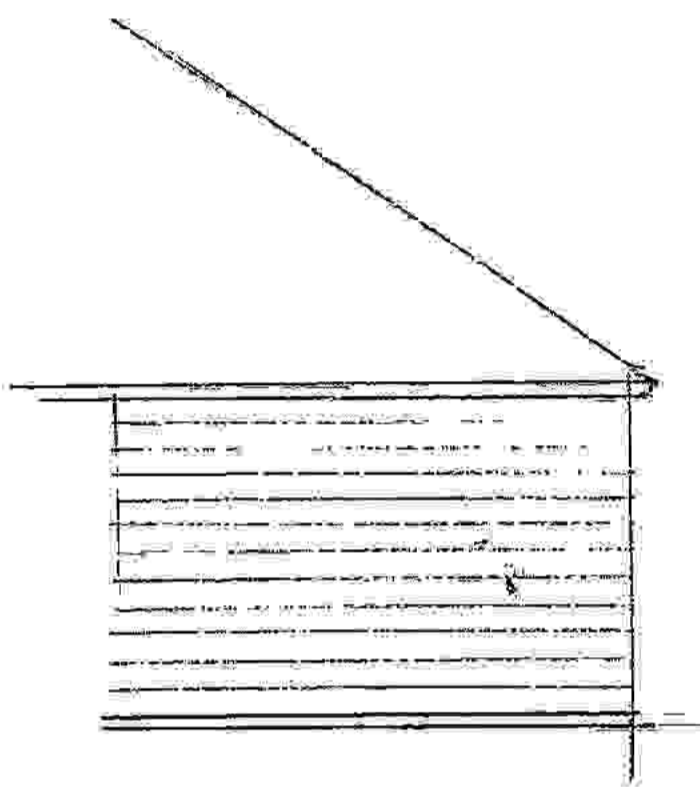
PLANS and SECTION
Proposed Extension and Alterations to
Shop at Main Street Tallaght for
Mr Gerard Noonan

P.M.C.I.N.G

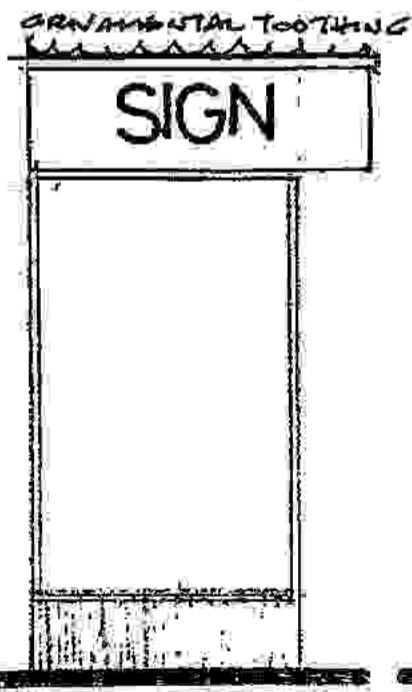
ARCHITECT



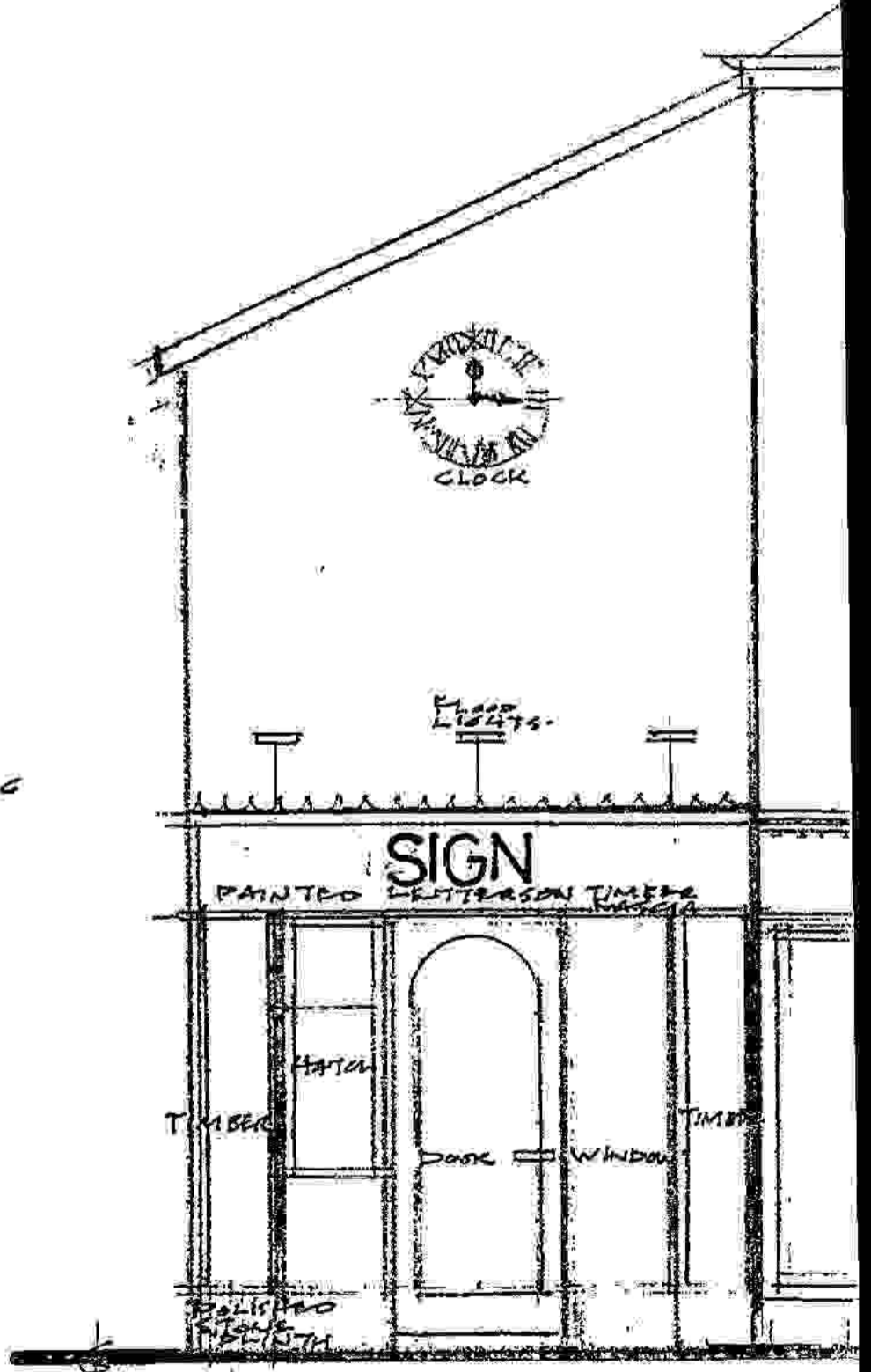
PART PLAN
SCALE 1/4"=1'



SECTION thro' FRONT

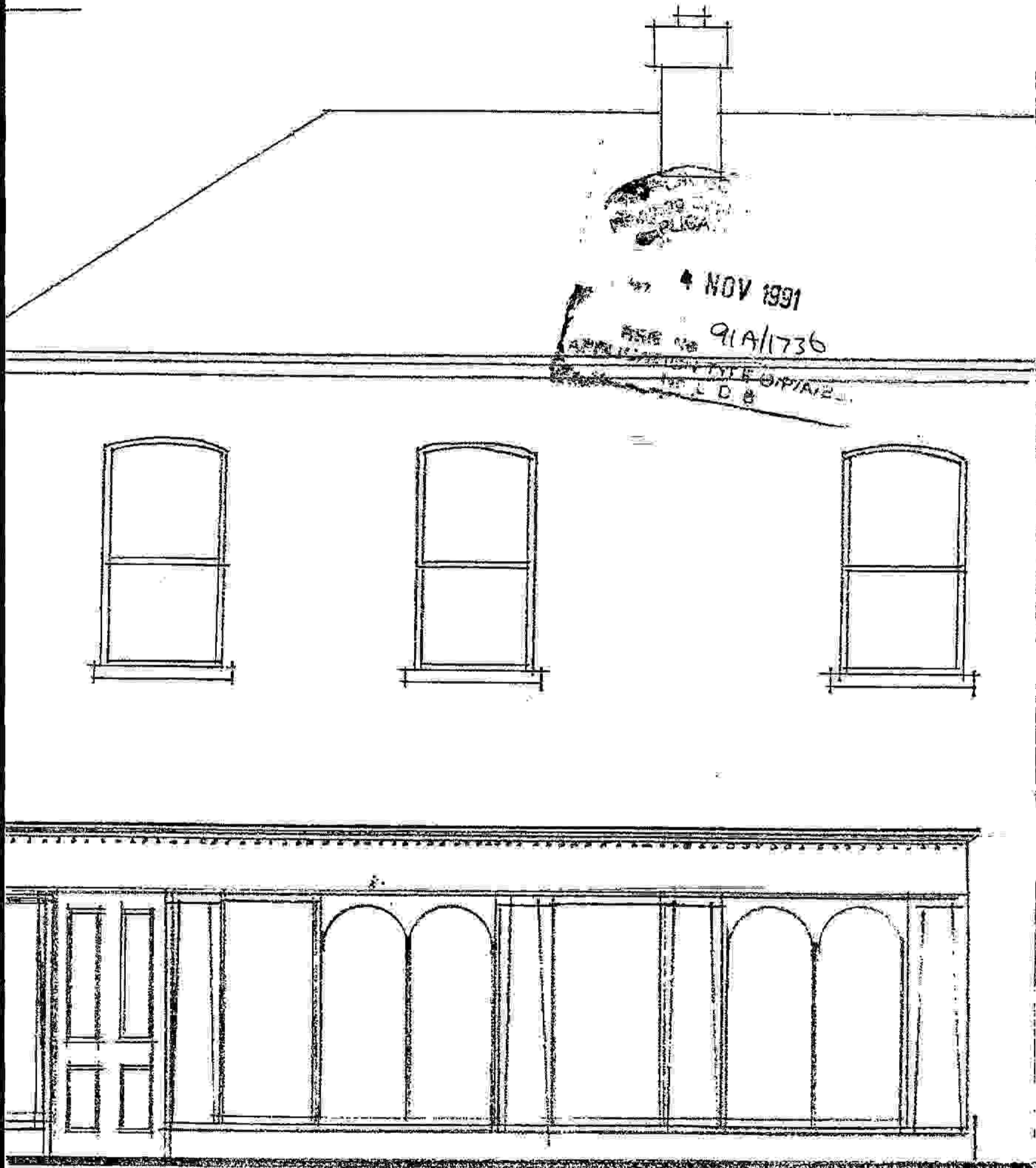


ELEVATION to LANE



ELEVATION of PROPOSED SHOPFRONT
SCALE 1/4"=1'

FR. R.C. CL. LITE
No. 20 # STEEL BARS



NOV 1991
91A/1736
APPLICANT TYPE OFFICIAL
M. D. B.

EXISTING SOLICITORS OFFICE
ONT from MAIN STREET

SHOPFRONT DETAILS
Proposed Extension and Alterations to
Shop at Main Street Tallaght for
Mr Gerard Noonan

F. M. GWE ARCHITECT