

91A/1772  
1168

# Clonsilla & District Development Association Ltd.

Planning Department,  
Dublin County Council,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1...

Clonsilla Hall

ALL CORRESPONDENCE TO  
9 The Court  
Mulhuddart Wood,  
D.15.

*(Handwritten initials: K/W 2/11)*

Take note that we wish to make the following OBSERVATIONS in regard to the current Planning Application detailed below.

Proposed Development & Location: Conlong Shop Clonsilla

Planning Reg. Ref.: 91A 1772

Date of Receipt of Submission: 31/10/91

DATE: 27/11/91

Applicant: MR. Black

## OBJECT

### COMMENTS:

No problem with this proposal,  
however we hope the council will  
insist on a proper traditional treatment  
to upgrade the area generally

Signed: G. Lynskey (Chairman)  
On behalf of CDDA

PLANNING APPLICATION FEES

Reg. Ref. 91A/1772 Cert. No. 27089  
 PROPOSAL office use at First Floor level  
 LOCATION "Nolans" Rathcoole  
 APPLICANT Michael Donovan

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 <u>102.0m</u>	@£1.75 per m2 or £40	<u>£178.50</u>	<u>£185.50</u>	<u>£7 overpayment</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				

Column 1 Certified: Signed: [Signature] Grade P/TE Date 13/11/91  
 Column 1 Endorsed: Signed: [Signature] Grade ..... Date .....  
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.O Date 13/11/91  
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: ..... Grade ..... Date .....

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1992

ASSESSMENT OF FINANCIAL CAPACITY

EC. REF.: 9/A/1772

INT. REF.:

SERVICES INVOLVED: WATER, SEWER, SURFACE WATER

AREA OF SITE:

TOTAL AREA OF PRESENT PROPOSAL: 1098 FT<sup>2</sup>

BASED BY:

PERIOD BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S GUIDE NO. BY DATE

ENTERED BY CONTRIBUTIONS REGISTER

J.Y.  
18th/91.

1098

1000 @ 710

= 823.50

DEVELOPMENT CONTROL ASSISTANT GUIDE

829

loads  
L800

16/12/91

Per Month  
Dated

3/12/9

NO Service  
Let to be work  
or file at  
date of agreement

[Signature]

Geraldine Boothman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1772.  
DEVELOPMENT: Office use at first floor level of existing premises.  
LOCATION: "Nolan's", Rathcoole.  
APPLICANT: M. Donovan.  
DATE LODGED: 8.11.91.

This proposal is for the conversion of approximately 72.5m<sup>2</sup> of the first floor to office use.

Under the Parking Standards of the Development Plan this requires the provisions of 3 no. parking spaces. Assuming that 2 spaces are provided by the existing premises this leaves a shortfall of 1 no. parking space.

Roads Department have no objection to this proposal subject to the applicant being conditioned to make a contribution of £800 towards traffic management and road maintenance proposals in the area.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date..... 04.12.91  
Time..... 12.10

A.McS/BMcC  
3.12.91.

SIGNED: A Mc Stay  
DATE: 3/12/91

ENDORSED: C. P. [Signature]  
DATE: 3/12/91



P/5737/91

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/1772

Date Received : 8th November 1991

Correspondence : Louis Burke,  
Name and : Mantua Studio,  
Address : Templeogue Bridge,  
Dublin 6W.

<u>CONTRIBUTION:</u>	
Standard:	£824
Roads:	£800
S. Servs	
Open Spc	
Other:	
<u>SECURITY:</u>	
Bond/C.I.F.	
Cash:	

Development : office use at first level area

Location : "Nolans", Main Street, Rathcoole

Applicant : M. Donovan

App. Type : Permission

Zoning : To protect and provide for the development of agriculture

Floor Area : 106 Sq.metres

GB (GB/AC)

Report of the Dublin Planning Officer dated 12 December 1991.

This is an application for PERMISSION. The proposal consists of the change of use of a first-floor premises over an existing butcher's shop at Main Street, Rathcoole.

This area falls within an agricultural zoning.

The previous use is stated to have been residential.

A report on file from Roads Department indicates that a contribution of £800 would be required towards traffic management and road maintenance proposals in the area.

A history search provided indicated that there is no previous planning history to the site.

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

### 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.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1772

Page No: 0002

Location: "Nolans", Main Street, Rathcoole

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

02 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

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

REASON: In the interest of health.

*R.C.*  
*omit*  
*a*  
*J*  
04 That a financial contribution in the sum of ~~8200~~

~~8200~~ be paid by the applicant to Dublin County Council towards the improvement of the road network 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.

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.

*04*  
05 That a financial contribution in the sum of £ 824 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.

*05*  
06 That no advertising 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.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

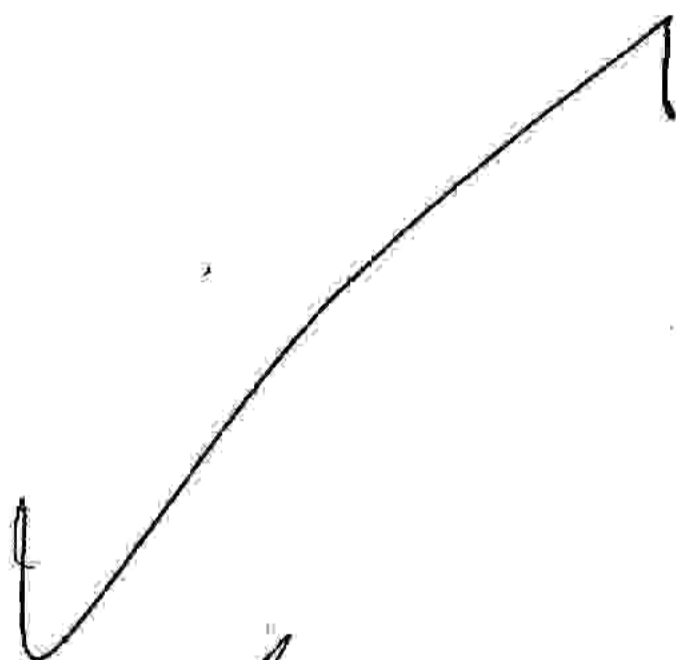
# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1772

Page No: 0003

Location: "Nolans", Main Street, Rathcoole



*[Handwritten initials]*

*Richard Connors SEP*  
for Dublin Planning Officer 13.12.91

Endorsed:-.....  
for Principal officer

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 (5) conditions set out above is hereby made.

Dated : 18<sup>th</sup> DECEMBER 1991

*[Handwritten signature]*  
.....  
ASSISTANT COUNTY MANAGER/~~APPROVED OFFICER~~

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

Geraldine Boothman.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1772.  
DEVELOPMENT: Office use at first floor level of existing premises.  
LOCATION: "Nolan's", Rathcoole.  
APPLICANT: M. Donovan.  
DATE LODGED: 8.11.91.

---

This proposal is for the conversion of approximately 72.5m<sup>2</sup> of the first floor to office use.

Under the Parking Standards of the Development Plan this requires the provisions of 3 no. parking spaces. Assuming that 2 spaces are provided by the existing premises this leaves a shortfall of 1 no. parking space.

Roads Department have no objection to this proposal subject to the applicant being conditioned to make a contribution of £800 towards traffic management and road maintenance proposals in the area.



A.McS/BMcC  
3.12.91.

SIGNED: A McStay  
DATE: 3/12/91

ENDORSED: C.P. [Signature]  
DATE: 3/12/91





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/ 5737 /91      Date of Decision : 18th December 1991

Register Reference : 91A/1772                      Date Received : 8th November 1991

Applicant : M. Donovan

Development : Office use at first level area

Location : "Nolans", Main Street, Rathcoole

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:- <sup>5</sup>.....ATTACHED.

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

Date:..... 19/12/91.....

Louis Burke,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.

Reg. Ref. 91A/1772  
Decision Order No. P/ 5737 /91  
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,  
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C O N D I T I O N S / R E A S O N S

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

02 That all external finishes harmonise in colour and texture with the existing premises.

REASON: In the interest of visual amenity.

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

REASON: In the interest of health.

04 That a financial contribution in the sum of £824. 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.

05 That no advertising 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.

NOTE: Compliance with one or more of the conditions of this permission may result in material alterations to the development as initially proposed and, accordingly, may require the submission of a further planning application.

Reg.Ref. 91A/1772  
Decision Order No. P/ 5737 /91  
Page No: 0002



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COMHAIRLE CHONTAE ATHA CLIATH

RECEIPT

PAID BY  
CASH  
CHEQUE  
M.O.  
B.L.  
I.T.

DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET

DUBLIN 1.

Issue of this receipt is not an  
agreement and the fee  
tendered is the prescribed application  
fee. N 51123

£185.50

Received this 8th day of November 1977  
from DONOVANS (Rathcoole) Ltd.

the sum of one hundred and eighty five Pounds  
fifty Pence being for  
planning application at Rathcoole

Michael 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/1772

Date : 11th November 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Office use at first level area

LOCATION : "Nolans", Main Street, Rathcoole

APPLICANT : M. Donovan

APP. TYPE : PERMISSION

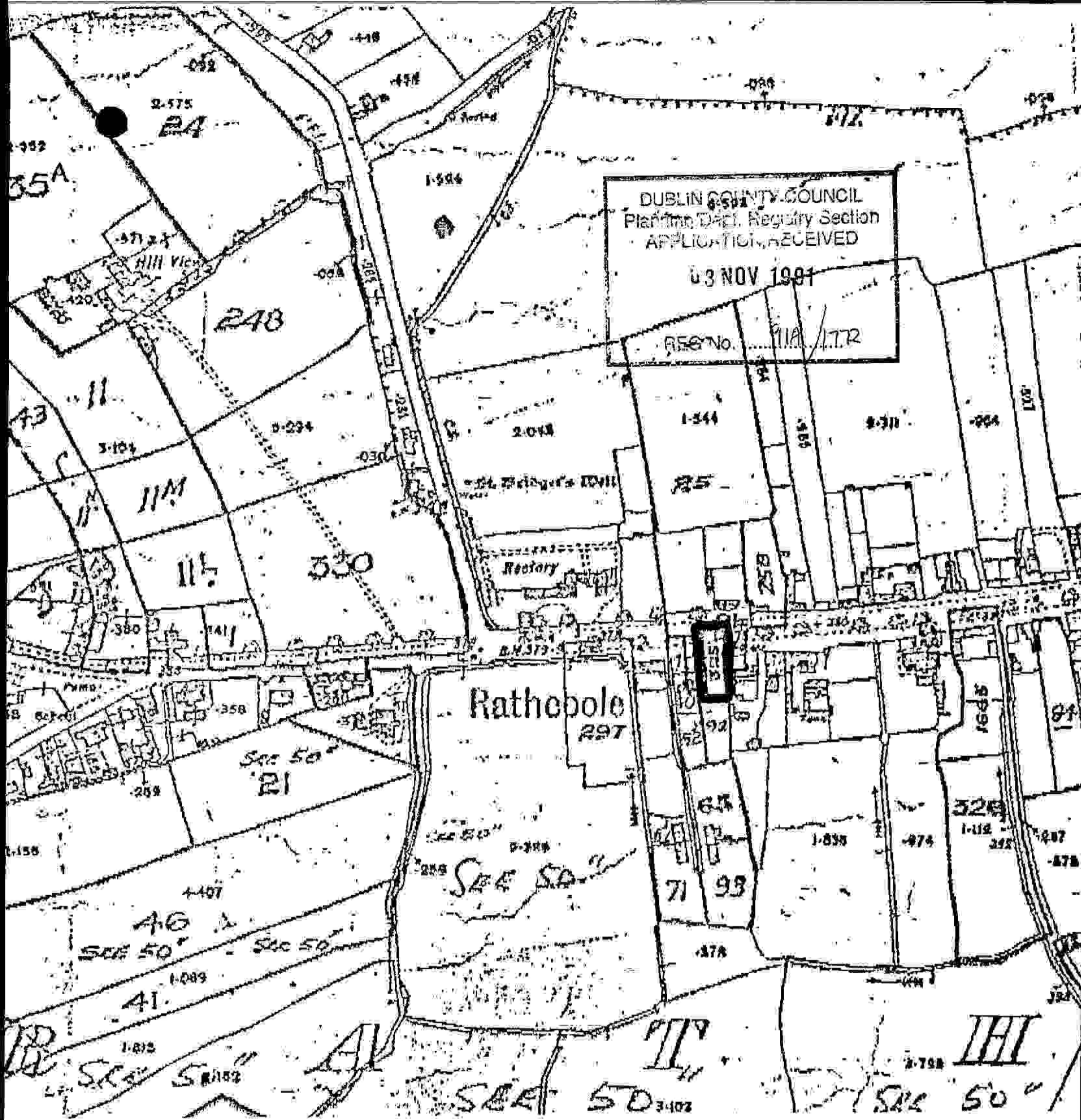
With reference to the above, I acknowledge receipt of your application received on 8th November 1991.

Yours faithfully,

.....  
for PRINCIPAL OFFICER

Louis Burke,  
Mantua Studio,  
Templeogue Bridge,  
Dublin 6W.





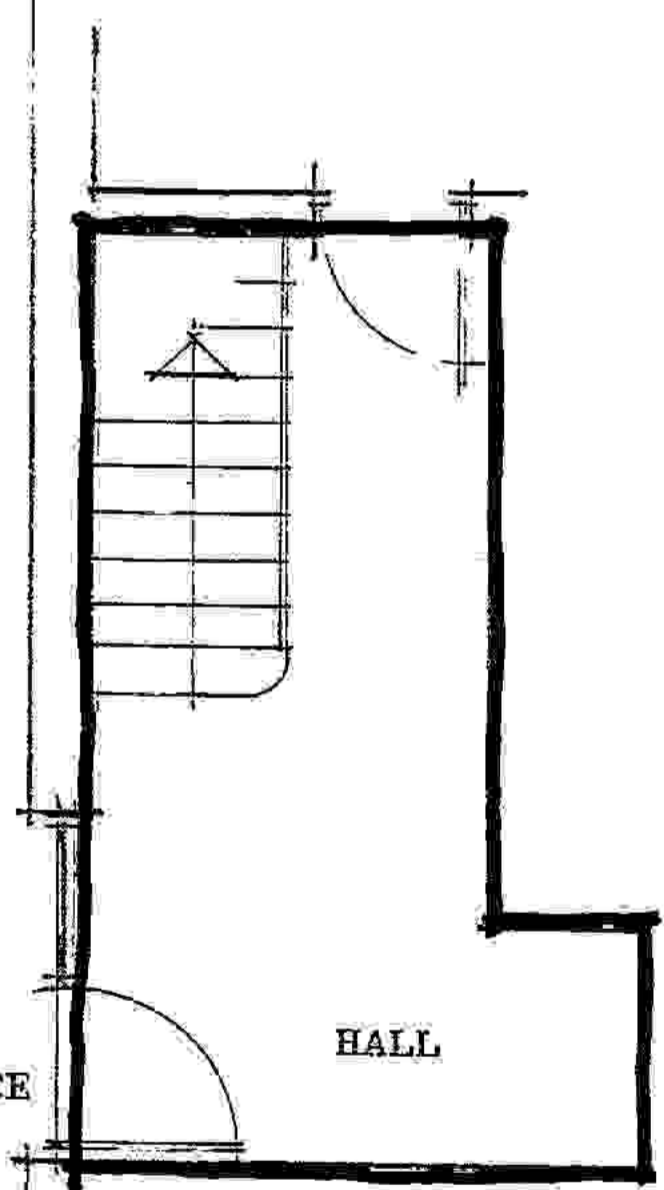
L O U I S B U R K E  
 ARCHITECTS · INTERIOR DESIGNERS  
 LOUIS BURKE - INFARULLI BARCHESIO - IRISH  
 MANTUA STUDIO - TEMPLEOQUE BRIDGE - DUBLIN 6W - TEL: 901272 - 901121 - FAX: 901271

"NOLAN'S", MAIN STREET, RATHCOOLE  
 CHANGE OF USE FROM RESIDENTIAL TO OFFICES.

SITE LOCATION MAP SCALE 1 : 2500



EXISTING BUTCHER  
SHOP



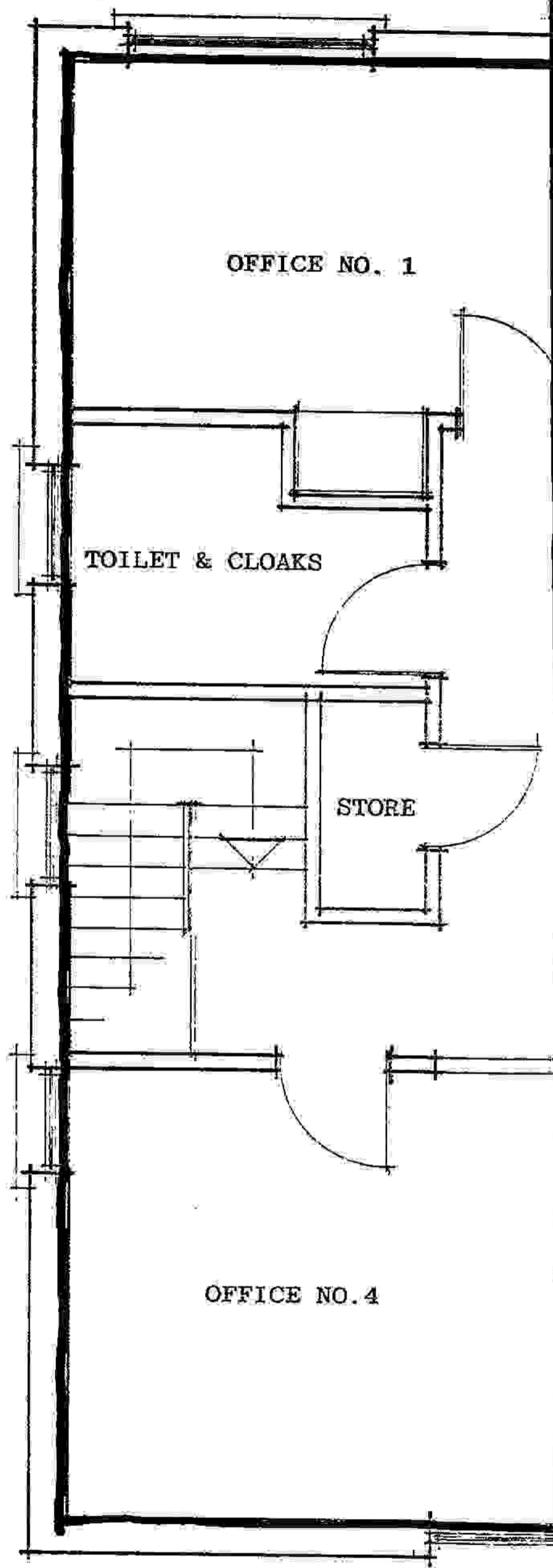
GROUND FLOOR LEVEL

OFFICE NO. 1

TOILET & CLOAKS

STORE

OFFICE NO. 4



FIRST FLOOR LEVEL



OFFICE NO. 2

OFFICE NO. 3

DUBLIN CITY COUNCIL  
Planning & Building Section  
APPLICATION RECEIVED  
03 NOV 1991  
REG No. 9.A/1772

JOB "NOLAN'S" RATHCOOLE, CO. DUBLIN

DRAWING PROPOSED FIRST FLOOR OFFICE USE

SCALE	DATE	DRG NO.	ISSUE
1:50	OCT 1991	91.23.02	A

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L O U I S B U R K E  
ARCHITECTS • INTERIOR DESIGNERS

RIAI



MANTRA STUDIO • TEMPLEOGUE BRIDGE • DUBLIN 6W  
TEL: 901832 • 904121 • FAX: 901271