

PLANNING APPLICATION FEES

Reg. Ref. 91A/AB7 Cert. No. 27114
 PROPOSAL Chgo. from residential to office
 LOCATION 2 Acote Crescent, London
 APPLICANT James Mc Greevey

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>69.0m</u>	@£1.75 per m2 or £40		<u>120.75</u>	<u>120.75</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				

Column 1 Certified: Signed: [Signature] Grade D/HI Date 14/11/91
 Column 1 Endorsed: Signed: Grade Date
 Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade S.C. Date 14/11/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade Date

ASSESSMENT OF FINANCIAL CONTRIBUTION

EC. REF.: 91A/1787

ONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

REA OF SITE:

LAND AREA OF PRESENT PROPOSAL: 743 ft²

INSURED BY:

R.Y.
14/11/91

FINANCED BY:

PERIOD OF ASSESSMENT:

TOTAL ASSESSMENT:

AMOUNT'S ORDERED NO: BY DATE

ENTERED IN CONTRIBUTIONS REGISTER:

185 1/2
156 1/2

743
1000 @ 770

557.25

588

EMPLOYMENT CONTROL ASSISTANT GRANT

16/12/91
Roads Rep't
request for bus
enabled by demand
16/14/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1787.
DEVELOPMENT: Change of first floor use from residential to office use.
LOCATION: 2 Castle Crescent, Clondalkin.
APPLICANT: James McCreevy.
DATE LODGED: 11.11.91.

This proposal is within an existing shopping centre.

No Roads objection subject to a Roads contribution of £600 towards traffic management in Clondalkin.

PLANNING DEPT.
DEVELOPMENT CONTROL SEC
Date 10.12.91
Time 3.00

TR/BMcC
9.12.91.

SIGNED: *James McCreevy*
DATE: 10/12/91

ENDORSED: *Y.P. [Signature]*
DATE: 10/12/91

Mary Galvin

SSF CPO

Register Reference : 91A/1787

Date : 15th November 1991

Development : Change of first floor use from residential to office use

LOCATION : 2 Castle Crescent, Clondalkin

Applicant : J. McCreevy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 11th November 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.12.91
Time 3.40

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

Yours faithfully,

DUBLIN CO. COUNCIL
25 NOV 1991
SAN SERVICES
DUBLIN CO. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICER
18 DEC 1991
Returned [Signature]

Date received in sanitary services

FOUL SEWER

No objection

SURFACE WATER

No objection

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

[Signature]
13/12/1991

Register Reference : 91A/1787

Date : 15th November 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.12.91
Time 3.40

ENDORSED

DATE

WATER SUPPLY. Water available for zoned use. 24 hour storage to be provided. Commercial use to be metered at applicant's expense. L.J. Spain

13/12/91

[Signature]
13/12/91

ENDORSED

[Signature]

DATE 16/12/91

Mary Galvin

Register Reference : 91A/1787

Date : 15th November 1991

Development : Change of first floor use from residential to office use

LOCATION : 2 Castle Crescent, Clondalkin

Applicant : J. McCreavy

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 11th November 1991

DUBLIN COUNTY COUNCIL
19 DEC 1991
ENVIRONMENTAL HEALTH

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

Yours faithfully,

.....
for PRINCIPAL OFFICER

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 06.01.92
Time 12.30

No objections subject to compliance with the Office Premises Act 1958 and regulations made thereunder, particularly in relation to the provision of adequate number of sanitary conveniences.

Julie Kelly
EHO 3/1/92

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

3/1/92

P/5734/91
COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/1787

Date Received : 11th November 1991

Correspondence : FAJA Ltd. Design Group,
Name and : Architects & Planning Consultants,
Address : Main Street,
Rathcoole,
Co. Dublin

CONF: <input type="checkbox"/>	ON: <input type="checkbox"/>
8/11/558 4	
Clerk: _____	
SECURITY: _____	
Bond / C.I.F.: _____	
Cash: _____	

Development : Change of first floor use from residential to office use

Location : 2 Castle Crescent, Clondalkin

Applicant : J. McCreevy

App. Type : Permission

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

Floor Area : 67 Sq.metres

(MG/AC)

Report of the Dublin Planning Officer dated 12 December 1991.

This is an application for PERMISSION for change of use from residential to office use at No. 2 Castle Crescent, Clondalkin for J. McCreevy

The proposed site is located in a terraced block of established commercial premises "Castle Crescent" to the east of Clondalkin Village in an area zoned 'C' - "to protect, provide for and/or improve town/district centre facilities". Castle Crescent is set back from the Main Monastery Road with an access road and shared parking area to the front. There is an access laneway to the rear.

This site was inspected on 03.12.91. The ground floor is currently in use as a clothes/wood shop. The first-floor residential accommodation appears vacant.

Reg. Ref. Nos. YA.163, YA.1626, ZA.1145, ZA.1297, 87A/1490, 90A/1962, 91A/19, 91A/174, refer to previous planning permissions in respect of other premises at Castle Crescent. A number of these refer to first-floor uses.

Reg. Ref. No. YA.1631 refers to a 1985 grant of permission for the retention of a doctor's surgery at first-floor level at No. 7 Castle Crescent.

Reg. Ref. No. ZA.1297 refers to a 1983 grant of permission for office and workshop at first-floor level at No. 4 Castle Crescent.

Reg. Ref. No. 91A/0174 refers to a grant of permission for retention of change of use from residential to hairdressers and office use at first-floor level at

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1787

Page No: 0002

Location: 2 Castle Crescent, Clondalkin

No. 3 Castle Crescent.

Reg. Ref. No. 91B/1307 refers to a recent grant of permission for retention of kitchen extension, boiler house and covered way at No.2 Castle Crescent.

The current application provides for the change of use of the first-floor area of No. 2 Castle Crescent and involves a floor area of 69 sq.m. (stated). Lodged plans indicate 4 no. offices. Independent access is available from an existing front door adjoining the ground floor retail outlet.

Roads Department report ~~noted that the proposed development is situated on a public road and that the proposed development is situated on a public road and that the proposed development is situated on a public road~~

sanitary services Department report ~~not received~~

The proposed site is located within Clondalkin Village Centre in an area zoned C for commercial uses. The proposed change of use to offices is consistent with this objective and 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 (b) 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.

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/1787

Page No: 0003

Location: 2 Castle Crescent, Clondalkin

REASON: In the interest of health.

- 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 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 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.

- 06 That a financial contribution in the sum of £ 558. 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.

NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts, 1963-1990 and in respect of which a further planning application may be required.

~~That a financial contribution in the sum of
£500 be paid by the proposer towards
to the Dublin County Council towards the
cost of traffic management in the
Clondalkin area and which will
facilitate this development. This
contribution to be paid prior to the occupation of
the site of development on the site the
proposed offices~~

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/1787

Page No: 0004

Location: 2 Castle Crescent, Clondalkin

129
Endorsed: 
for Principal Officer


for Dublin Planning 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 (6) conditions set out above is hereby made.

Dated : 18th DECEMBER 1991
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.

MARY GALVIN.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1787.
DEVELOPMENT: Change of first floor use from residential to office use.
LOCATION: 2 Castle Crescent, Clondalkin.
APPLICANT: James McCreevy.
DATE LODGED: 11.11.91.

This proposal is within an existing shopping centre.

No Roads objection subject to a Roads contribution of £600 towards traffic management in Clondalkin.



TR/BMcC
9.12.91.

SIGNED: *James McCreevy*
DATE: 10/12/91

ENDORSED: *C.P. Sunk*
DATE: 10/12/91



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 1963-1990.

Decision Order Number : P/ 5736 /91 Date of Decision : 18th December 1991

Register Reference : 91A/1787 Date Received : 11th November 1991

Applicant : J. McCreevy

Development : Change of first floor use from residential to office
use

Location : 2 Castle Crescent, Clondalkin

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:- ...⁶... ATTACHED.

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

J. de Bantuaíl
for Principal Officer

Date:.....^{19/12/91}.....

FAJA Ltd. Design Group,
Architects & Planning Consultants,
Main Street,
Rathcoole,
Co. Dublin

Reg.Ref. 91A/1787
Decision Order No. P/ 5736 /91
Page No: 0002



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

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

REASON: In the interest of health.

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 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 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.

06 That a financial contribution in the sum of £558. 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.

NOTE: Works necessary to meet the requirements of the foregoing conditions may involve development as defined in the Planning Acts, 1963-1990 and in respect of which a further planning application may be required.

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/1787

Date : 12th November 1991

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

Our Ref: _____
Your Ref: _____

Date

Dear Sir/Madam,

DEVELOPMENT : Change of first floor use from residential to office use

LOCATION : 2 Castle Crescent, Clondalkin

APPLICANT : J. McCreevy

APP. TYPE : PERMISSION

With reference to the above, I acknowledge receipt of your application received on 11th November 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

FAJA Ltd. Design Group,
Architects & Planning Consultants,
Main Street,
Rathcoole,
Co. Dublin



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 2, Castle Crescent, Clondalkin, Dublin 22
(If none, give description sufficient to identify).....

3. Name of applicant (Principal not Agent)..... James McCreavy
Address..... 2, Castle Crescent, Clondalkin, Dublin 22 Tel. No. 120.75 11/11

4. Name and address of
person or firm responsible
for preparation of drawings Tel. No. N 51138



5. Name and address to which notifications should be sent

6. Brief description of proposed development
Change of first floor use from residential to office use

7. Method of drainage Mains 8. Source of Water Supply Mains

8. 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. N/A
(b) Proposed use of each floor N/A

NO DUBLIN permission is sought for a change of first floor use from residential to office use at 2 Castle Crescent, Clondalkin for J McCreavy.

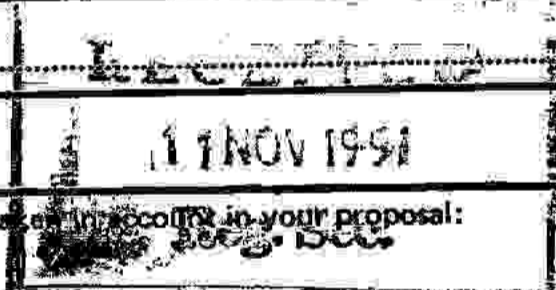
Said Press 8/11/91

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 237 sq. mts. Sq. m.
(b) Floor area of proposed development 69 sq. mts. Sq. m.
(c) Floor area of buildings proposed to be retained within site 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.



14.Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:
N/A change of use

15.List of documents enclosed with application. 4 copies of plans, block plan, site location map, advertisement Irish Press 8/11/'91 cheque for £120.75

16.Gross floor space of proposed development (See back) 69 sq. mts. Sq. m.

No of dwellings proposed (if any) none Class(es) of Development class 4 planning

Fee Payable £120.75 Basis of Calculation 69 sq. mts. x £1.75 class 4

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) James McCreavy Date 8th Nov. 1991

Application Type P 91A/1787 FOR OFFICE USE ONLY

Register Reference

Amount Received £ 2.40 11/11

Receipt No 17-16

Date

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

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

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

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

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

INDUSTRIAL DEVELOPMENT:

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

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

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

This receipt is not an

PAID BY DUBLIN COUNTY COUNCIL

acknowledgment that the fee

CASH 46/49 UPPER O'CONNELL STREET

indicated is the prescribed application

CHEQUE DUBLIN 1.

fee

N 51138

M.O.
B.L.
T.T.

Received this 11th day of November 1979

from J.E. Mc Freery
2 Castle Crescent, Clonsilla

the sum of one hundred and twenty Pounds

Seventy five Pence being for the

application of a rate

Michael O'Hanlon S. CAREY
Principal Officer



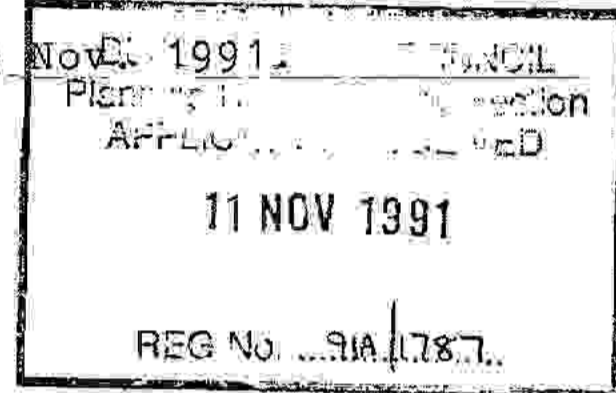
DESIGN GROUP
ARCHITECTS & PLANNING CONSULTANTS

**MAIN STREET
RATHCOOLE
CO. DUBLIN
Tel. 580910**

Principal Officer,
Dublin County Council,
Planning Dept.,
Block 2,
Irish Life Centre,
Lower Abbey Street.

Change of first floor use
from residential to office
use at 2, Castle Crescent,
Clondalkin, Dublin 22.

Date: 8th Nov. 1991

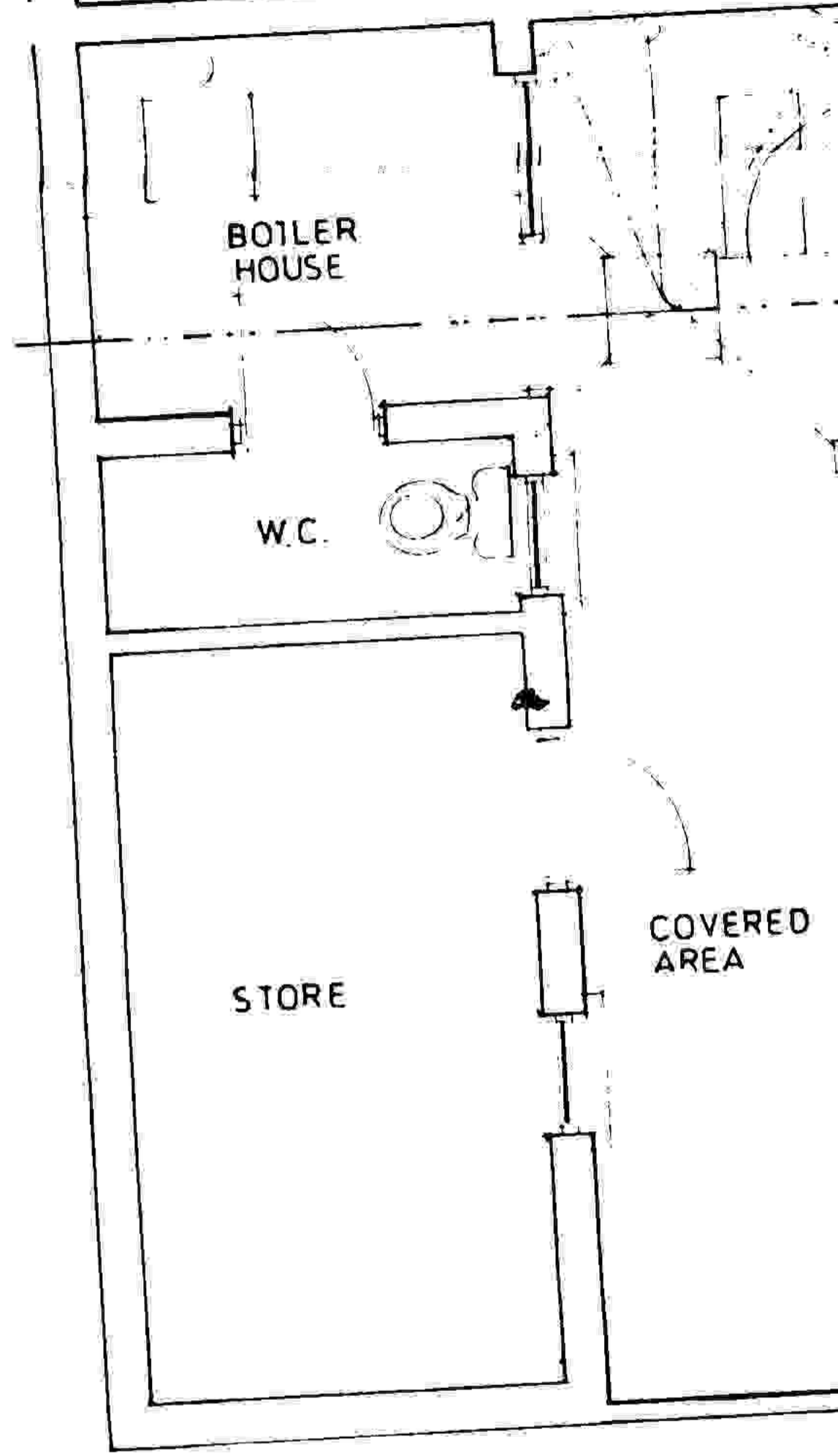


Dear Sir / Madam,

We are making this application on behalf of our client Mr. James McCreevy for the above mentioned change of use. As the change of use does not require any structural alterations, connections to existing drainage or interfere with the natural lighting or ventilation of the premises we hereby claim exemption under the building Bye-Laws.

Yours Sincerely.

Alan J. Redmond.



Ground