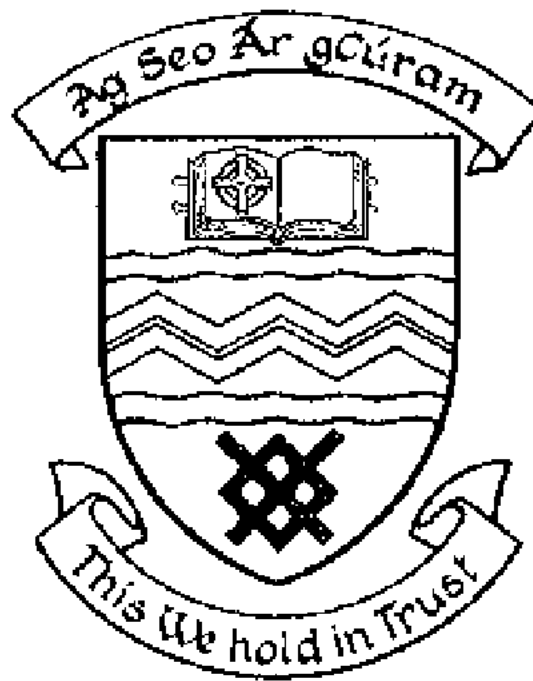


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0316	
1. Location	Rear of E.B.S., Main Street, Lucan, Co. Dublin.		
2. Development	2 additional floor levels to existing single storey building. Accommodation to comprise of 2 no. car garage spaces and office unit at ground level, office unit at first floor level and at second floor level 1 no. 2-bedroom apartment, stepped back from existing facade line to provide terrace.		
3. Date of Application	19/05/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mahoney Arcitecture, Address: 8 Donore Road, South Circular Road,		
5. Applicant	Name: Mrs. Grace O'Hara, Address: 47 Lower Beechwood Avenue, Ranelagh, Dublin 6.		
6. Decision	O.C.M. No. 1408 Date 16/07/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1743 Date 31/08/98	Effect AP GRANT PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested		E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



**PLANNING
DEPARTMENT**

P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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Baile Átha Cliath 24

Telefon: 01-414 9000
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Mahoney Arcitecture,
8 Donore Road,
South Circular Road,
Dublin 8.

NOTIFICATION OF GRANT OF Permission

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Final Grant Order Number 1743	Date of Final Grant 31/08/98
Decision Order Number 1408	Date of Decision 16/07/98
Register Reference S98A/0316	Date 19th May 1998

Applicant Mrs. Grace O'Hara,

Development 2 additional floor levels to existing single storey building. Accommodation to comprise of 2 no. car garage spaces and office unit at ground level, office unit at first floor level and at second floor level 1 no. 2-bedroom apartment, stepped back from existing facade line to provide terrace.

Location Rear of E.B.S., Main Street, Lucan, Co. Dublin.

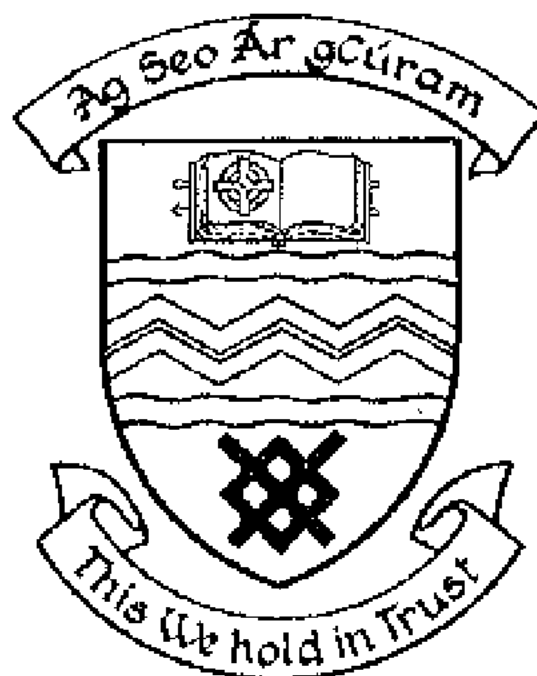
Floor Area 180.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (10) Conditions.

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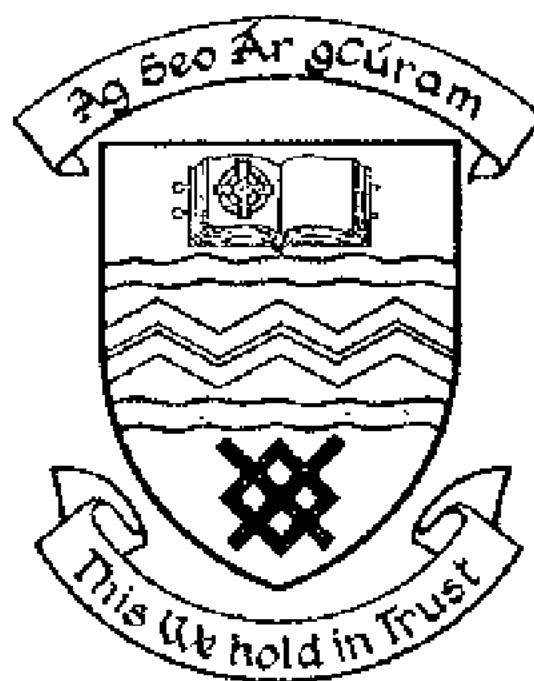
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Conditions and Reasons

- 1 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.
- 2 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council. No surface water is to be discharged to the foul sewer.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 3 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 4 That the zinc metal cladding proposed as a roof finish shall be omitted. The proposed roof material shall be in a non-reflective material and in either blue/black or black/grey. Details to be agreed with the Planning Authority prior to commencement of development.
REASON:
In the interest of visual amenity.
- 5 That the footpath and kerb shall be dishd to the satisfaction of the Area Engineer, Roads Maintenance Department.
REASON:
In the interest of the proper planning and development of the area.
- 6 That a financial contribution in the sum of £1,227 (one thousand two hundred and twenty seven pounds) be paid by the

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proposer to South 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.

- 7 That a financial contribution in the sum of money equivalent to the value of £800 (eight hundred pounds) as on 1st January, 1991, updated in accordance with the Wholesale Price Index - Building and Construction (Capital Goods) as published by the Central Statistics Office to the value pertaining at the time of payment shall be paid by the proposer to South Dublin County Council towards the cost of roads improvements and traffic management 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:

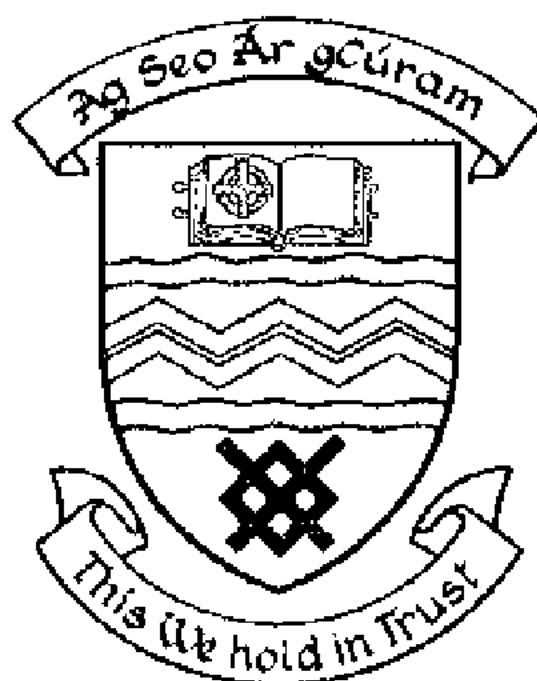
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- 8 That a financial contribution in the sum of £400 (four hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before 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 development should contribute towards the cost of the works.

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- 9 That a financial contribution in the sum of £818 (eight hundred and eighteen pounds) be paid by the proposer towards Lucan Surface Water Relief Scheme which serves this development; this contribution to be paid before 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.

- 10 That a financial contribution in the sum of £500 (five hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the provision and development of Class 1 public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1991 amended 1994.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, where applicable.
- (4) Free Standing Walls must be designed and constructed in accordance with IS 325: Code of Practice for use of Masonry Part 1 : Structural use of unreinforced Masonry. The Owner must also ensure that the construction of all walls is supervised by a competent person.

Signed on behalf of South Dublin County Council.


.....September 1998
for SENIOR ADMINISTRATIVE OFFICER