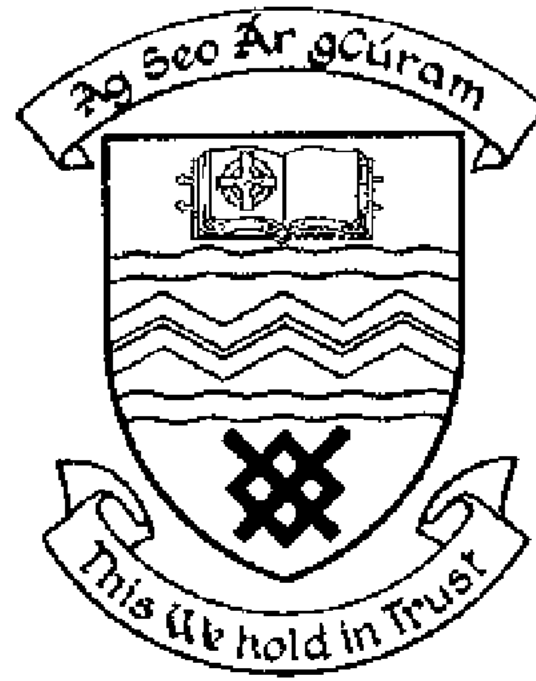


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0164	
1. Location	Main Street, Lucan, Co. Dublin.		
2. Development	Demolition of an existing shop and its replacement with two shops with two flats over.		
3. Date of Application	18/03/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 14/05/1998 2.	1. 11/08/1998 2.
4. Submitted by	Name: Paul O'Connell & Associates, Address: Waterway House, 78 Grove Road,		
5. Applicant	Name: Joseph Collins, Address: 8 Lucan Heights, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2047 Date 08/10/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1211 Date 21/05/1999	Effect AP GRANT PERMISSION	
8. Appeal Lodged	09/11/1998	Written Representations	
9. Appeal Decision	05/05/1999	Attach Con(s), Amend Con(s) & Remove Cons	
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.	

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Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1211	Date of Final Grant 21/05/1999
Decision Order Number 2047	Date of Decision 08/10/1998
Register Reference S98A/0164	Date 11/08/98

Applicant Joseph Collins,

Development Demolition of an existing shop and its replacement with two shops with two flats over.

Location Main Street, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

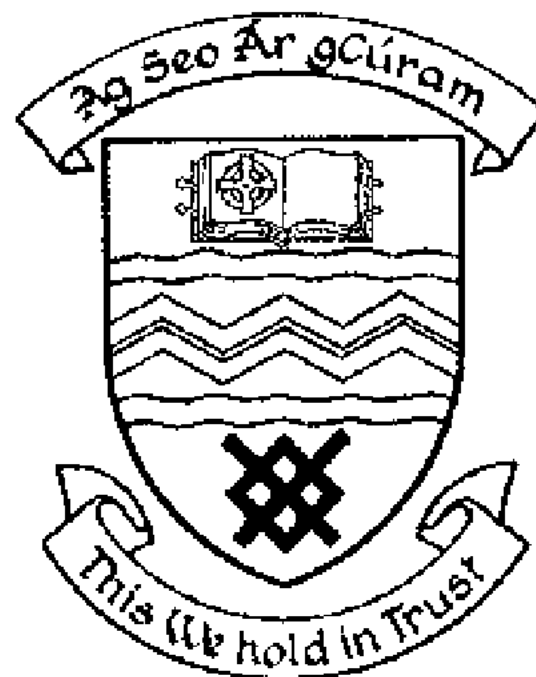
Time extension(s) up to and including

Additional Information Requested/Received 14/05/1998 /11/08/1998

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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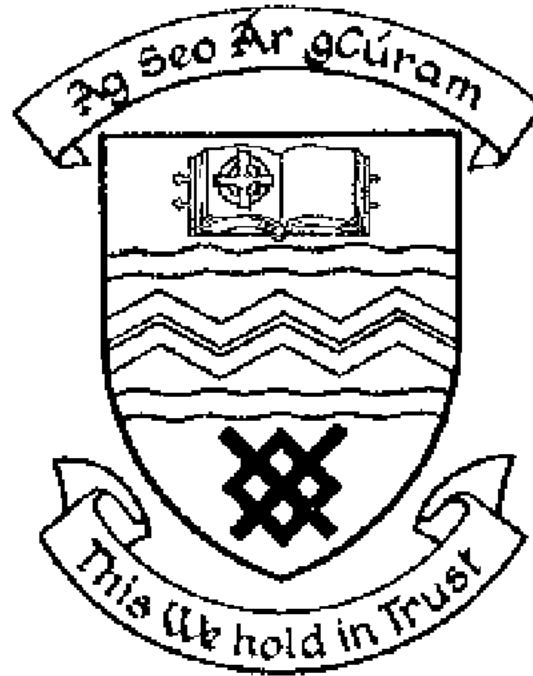
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Conditions and Reasons

- 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 Condition removed by order of An Bord Pleanála, Ref PL 06S.109165, dated 5th May 1999.
- 3 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.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 6 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.
REASON:
In the interest of reducing air pollution.
- 7 Condition removed by order of An Bord Pleanála, ref PL 06S.109165, dated 5th May 1999.
- 8 Condition amended by order of An Bord Pleanála, ref PL 06S.109165, dated 5th May 1999:

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The developer shall facilitate both the planning authority and the Commissioners of Public Works in the safeguarding, preserving and recording of any items of archaeological significance that the site may possess. To this end, the developer shall notify the planning authority and the Commissioners of Public Works at least four weeks prior to the commencement of work on the site to facilitate the archaeological appraisal of the site and the monitoring of the digging of foundations and the laying of utility services on the site.

REASON:

To facilitate the recording and protecting of any items of archaeological significance that the site may possess.

- 9 (a) That prior to work commencing the applicant to submit certified test results and design for soakways to BRE digest 365 standard. New surface water flows arising from the proposed development are not permitted to drain into the existing combined drainage system.
- (b) A separate surface water drainage system to drain the entire site to be constructed to a point to enable a connection to be made to a future main surface water sewer when such becomes available.

REASON:

To comply with the requirements of the Councils Environmental Services Engineer.

- 10 That the proposed car parking area be marked out on site in accordance with Council standards and be available for use prior to occupation of the premises, and shall not be used for storage or display of goods or other uses.

REASON:

In the interest of the proper planning and development of the area.

- 11 That a financial contribution in the sum of #2,381 (two thousand three hundred and eighty one pounds) be paid by the 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.

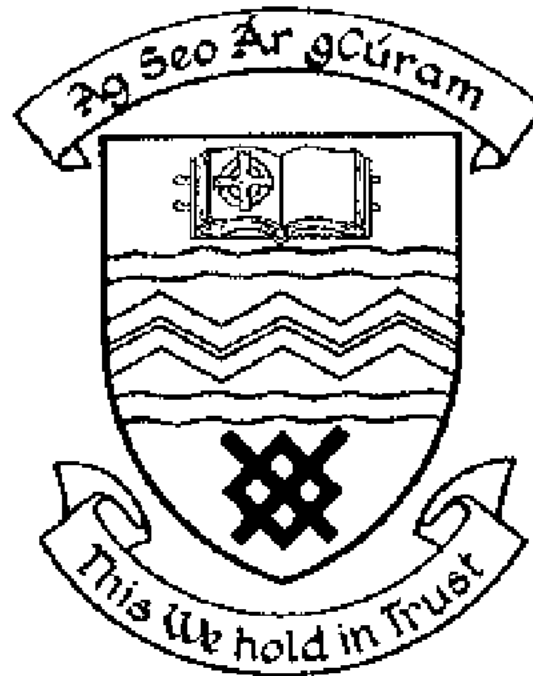
REASON:

The provision of such services in the area by the Council

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will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 12 That the proposed shop units shall be used only for purposes in accordance with the definition of the term 'shop' as contained in the Local Government (Planning and Development) Regulations 1994 and 1995.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 13 Condition removed by order of An Bord Pleanála, ref PL 06S.109165, dated 5th May 1999.

- 14 Condition removed by order of An Bord Pleanála, ref PL 06S.109165, dated 5th May 1999.

- 15 That a financial contribution in the sum of #1,000 (one thousand 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 Griffeen alley Park and which will facilitate the development; this contribution to be paid before the commencement of development on site.

REASON:

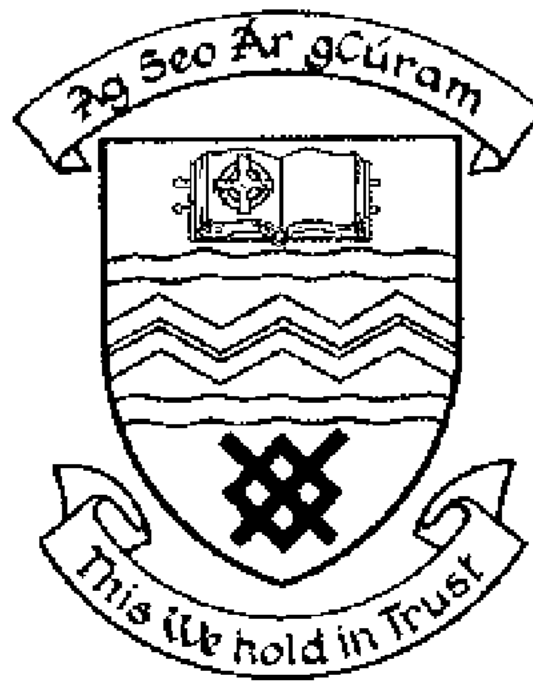
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- (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.

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REG. REF. S98A/0164
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- (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.

18/06/99
for SENIOR ADMINISTRATIVE OFFICER

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S98A/0164

APPEAL by Joseph Collins care of Paul O'Connell and Associates of Waterway House, 78 Grove Road, Dublin against the decision made on the 8th day of October, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission for development comprising the demolition of an existing shop and replacement with two shops with two flats over at Main Street, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

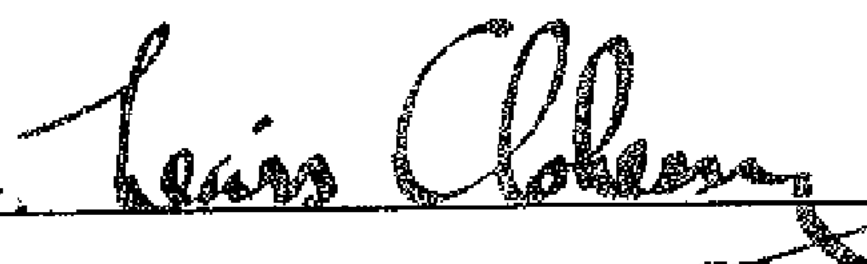
WHEREAS the said appeal relates only to conditions numbers 2, 7, 8, 11, 13, 14 and 15 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said conditions numbers 11 and 15 and the reasons therefor, to remove the said conditions numbers 2, 7, 13 and 14 and the reasons therefor and to amend the said condition number 8 so that it shall be as follows for the reason set out:

8. The developer shall facilitate both the planning authority and the Commissioners of Public Works in the safeguarding, preserving and recording of any items of archaeological significance that the site may possess. To this end, the developer shall notify the planning authority and the Commissioners of Public Works at least four weeks prior to the commencement of work on the site to facilitate the archaeological appraisal of the site and the monitoring of the digging of foundations and the laying of utility services on the site.

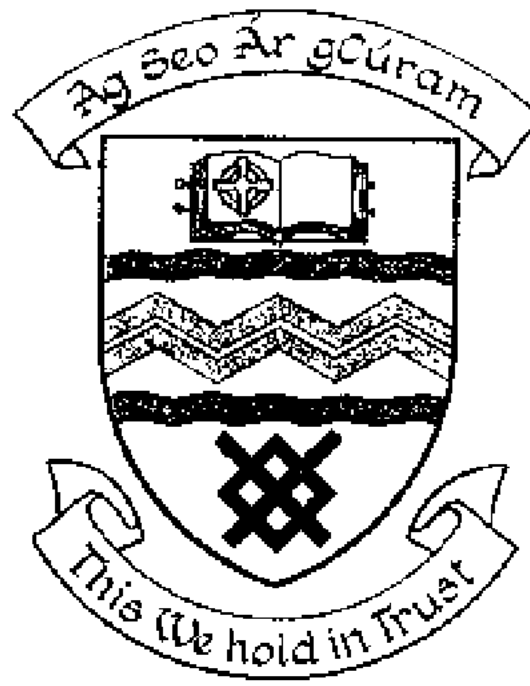
Reason: To facilitate the recording and protecting of any items of archaeological significance that the site may possess.



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

Dated this 5th day of May 1999.

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2047	Date of Decision 08/10/98
Register Reference S98A/0164	Date 18th March 1998

Applicant Joseph Collins,
Development Demolition of an existing shop and its replacement with two shops with two flats over.
Location Main Street, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 14/05/98 /11/08/98

In pursuance of its functions under the above mentioned Acts, the South 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 (15) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....DC..... 08/10/98
for SENIOR ADMINISTRATIVE OFFICER

Paul O'Connell & Associates,
Waterway House,
78 Grove Road,
Dublin 6.

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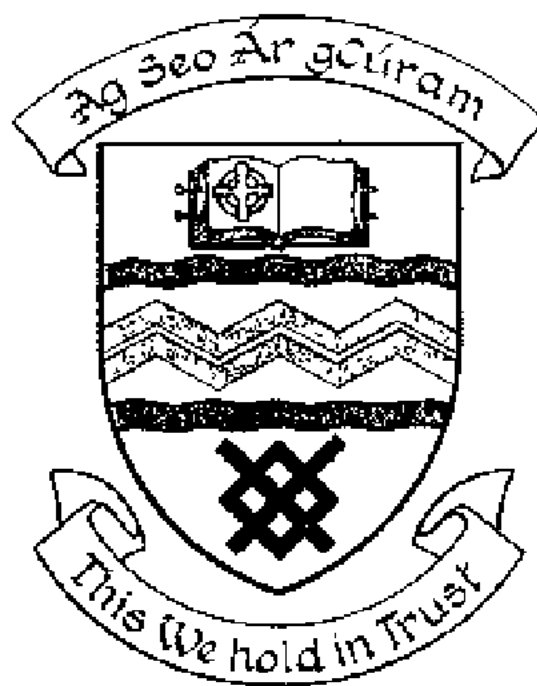
Conditions and Reasons

- 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 The access from Main Street shall not be used to serve any development on the lands to the south of the subject site.
REASON:
The access is deficient and further useage would endanger public safety by reason of traffic hazard.
- 3 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.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 5 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.

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- 6 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

REASON:

In the interest of reducing air pollution.

- 7 That a financial contribution in the sum of £2,000 (two thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of diversionary works to the provision of surface water separate system in the Lucan Area which facilitate the 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.

- 8 The applicant shall employ a qualified archaeologist to carry-out Archaeological Testing within the proposed development site following the demolition of existing structures on site and in advance of any construction works. This will involve the archaeological excavation of trenches (by machinery) along the proposed lines for foundations and underground services, such as drainage, paved areas, boundary wall foundations, etc.

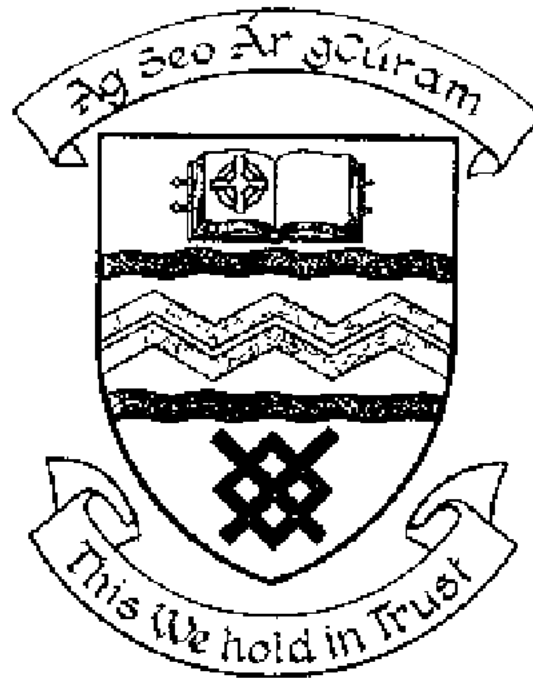
Should archaeological material be discovered during the course of Archaeological Testing, the applicant shall facilitate the archaeologist in fully recording the archaeological material. The applicant shall also be prepared to be advised by the Office of Public Works with regard to the appropriate course of action should archaeological material be discovered.

The archaeologist shall prepare and submit a report, describing the results of Archaeological Testing, to the Local Authority and the Office of Public Works, within six weeks following the completion of archaeological testing.

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REASON:

To facilitate the recording and protection of any items of archaeological significance which the site may possess.

- 9
- (a) That prior to work commencing the applicant to submit certified test results and design for soakways to BRE digest 365 standard. New surface water flows arising from the proposed development are not permitted to drain into the existing combined drainage system.
 - (b) A separate surface water drainage system to drain the entire site to be constructed to a point to enable a connection to be made to a future main surface water sewer when such becomes available.

REASON:

To comply with the requirements of the Councils Environmental Services Engineer.

- 10
- That the proposed car parking area be marked out on site in accordance with Council standards and be available for use prior to occupation of the premises, and shall not be used for storage or display of goods or other uses.

REASON:

In the interest of the proper planning and development of the area.

- 11
- That a financial contribution in the sum of £2,381 (two thousand three hundred and eighty one pounds) be paid by the 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

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reasonable that the developer should contribute towards the cost of providing the services.

- 12 That the proposed shop units shall be used only for purposes in accordance with the definition of the term 'shop' as contained in the Local Government (Planning and Development) Regulations 1994 and 1995.

REASON:

To enable effective control to be maintained in the interest of the proper planning and development of the area.

- 13 That a financial contribution in the sum of money equivalent to the value of £2,200 (two thousand two 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.

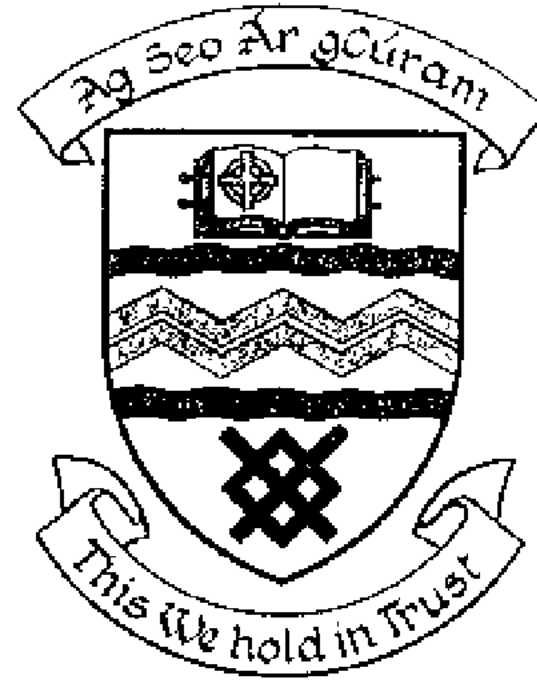
- 14 That a financial contribution in the sum of £1,600 (one thousand six hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.

REASON:

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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.

- 15 That a financial contribution in the sum of £1,000 (one thousand 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 Griffeen alley Park 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.