

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0647	
1. Location	Lucan & District Co-operative Society, Main Street, Lucan, Co. Dublin.		
2. Development	To re-build existing 2 storey building and retain listed facade, re-build adjoining shop in 2 storeys, external sign and A.T.M. machine.		
3. Date of Application	06/10/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 04/12/97 2.	1. 14/01/98 2.
4. Submitted by	Name: Seamus Ruddy, Architect, Address: 9 Brighton Avenue, Rathgar,		
5. Applicant	Name: The Educational Building Society, Address: 30 Westmoreland Street, Dublin 2.		
6. Decision	O.C.M. No. 0419 Date 09/03/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	08/04/98	Written Representations	
9. Appeal Decision	04/11/98	Grant Permission	
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.			

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S97A/0647

APPEAL by John Collins care of Paul O'Connell and Associates of Waterway House, 78 Grove Road, Dublin against the decision made on the 9th day of March, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to The Educational Building Society care of Seamus Ruddy of 9 Brighton Avenue, Rathgar, Dublin for development comprising the rebuilding of existing two-storey building and the retention of listed facade, known as Lucan and District Co-operative Society, rebuild adjoining shop in two storeys, external sign and A.T.M. machine at Main Street, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

The proposed development is consistent with the established pattern of uses in the area and zoning provisions of the Development Plan. It is considered that the development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

- I. The development shall be carried out in accordance with the plans, particulars and specifications lodged with the application as amended by the additional information received by the planning authority on the 14th day of January, 1998 except as may otherwise be required in order to comply with the following conditions.

Reason: To clarify the nature and extent of the development.



2. (1) All external finishes shall harmonise in colour and texture with the existing premises.
- (2) All replacement windows shall be of timber framed sash type to match existing.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

4. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of the provision of a public water supply and sewerage facilities facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



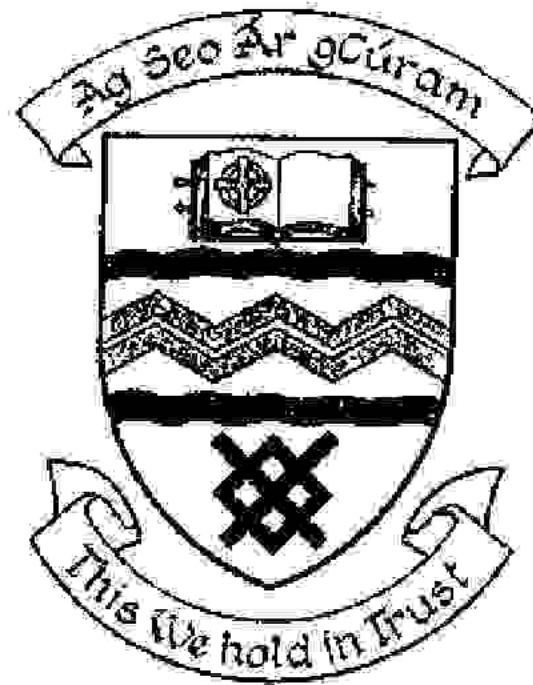
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 4th day of November 1998.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0419	Date of Decision 09/03/98
Register Reference S97A/0647	Date 6th October 1997

Applicant The Educational Building Society,

Development To re-build existing 2 storey building and retain listed facade, re-build adjoining shop in 2 storeys, external sign and A.T.M. machine.

Location Lucan & District Co-operative Society, Main Street, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 04/12/97 /14/01/98

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 (12) on the attached Numbered Pages.
signed on behalf of the South Dublin County Council.

.....DC.....
for SENIOR ADMINISTRATIVE OFFICER

09/03/98

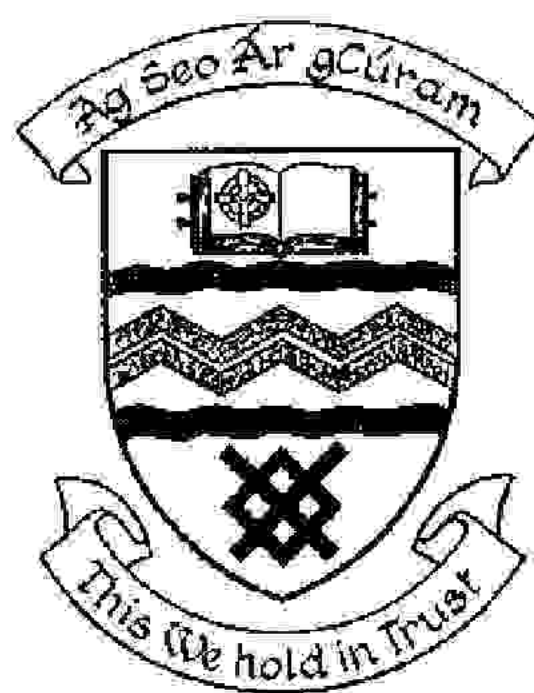
Seamus Ruddy, Architect,
9 Brighton Avenue,
Rathgar,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

REG REF. S97A/0647



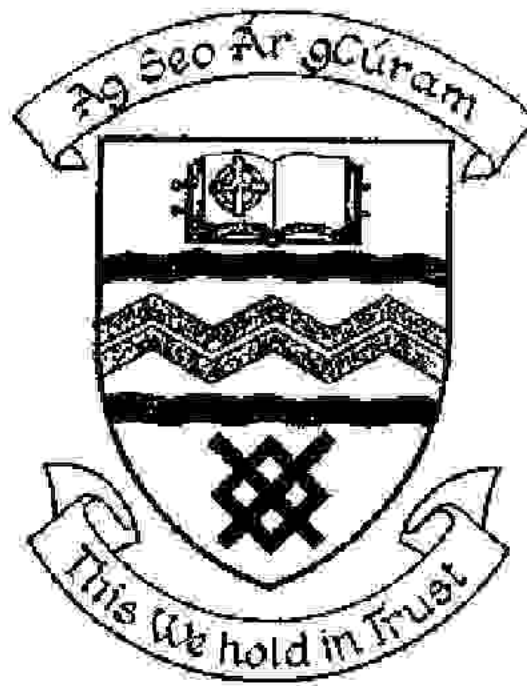
PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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 as amended by Additional Information received by the Council on 14/01/98, 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 all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 3 All replacement windows shall be of timber framed sash type to match existing.
REASON:
In the interests of visual amenity.
- 4 That prior to commencement of development 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.
- 5 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

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

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S97A/0647

- 6 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.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 7 That no advertising sign other than that which is included in the lodged plans, 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.
- 8 That a financial contribution in the sum of £2,124 (two thousand one hundred and twenty four 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 reasonable that the developer should contribute towards the cost of providing the services.
- 9 That a financial contribution in the sum of money equivalent to the value of £2,400 (two thousand four 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:

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

REG REF. S97A/0647

PLANNING
DEPARTMENT

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

Telephone: 01-414 9000

Fax: 01-414 9104

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.

- 10 That a financial contribution in the sum of £325 (three hundred and twenty five pounds) be paid by the proposer to South Dublin County Council towards the cost of separation of the combined drainage system in Lucan Village which will facilitate 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 the works.

- 11 That a financial contribution in the sum of £100 (one hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate 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 the works.

- 12 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000

Facs: 01-414 9104

REG. REF. S97A/0647



PLANNING
DEPARTMENT

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

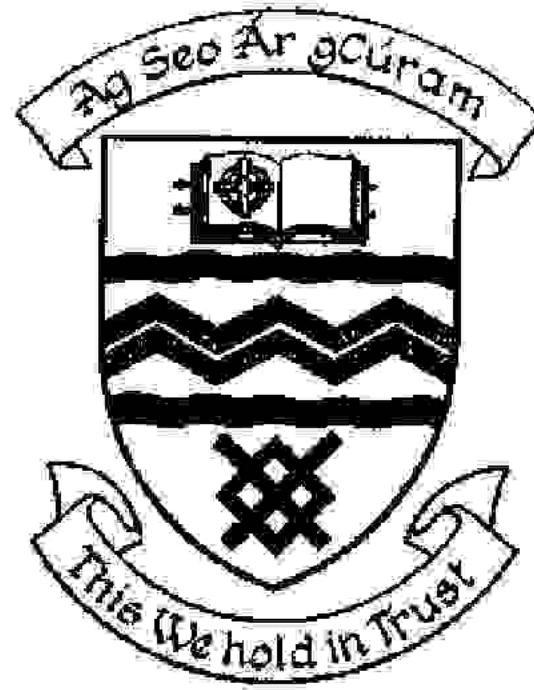
Telephone: 01-414 9000

Fax: 01-414 9104

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 the works.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 4186	Date of Decision 04/12/97
Register Reference S97A/0647	Date 6th October 1997

Applicant The Educational Building Society,
Development To re-build existing 2 storey building and retain
 listed facade, re-build adjoining shop in 2 storeys,
 external sign and A.T.M. machine.

Location Lucan & District Co-operative Society, Main Street, Lucan,
 Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/10/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The proposed development requires a total of 8 no. off street car parking spaces to be provided in accordance with Development Plan standards. However, the current proposal makes no provision for off-street parking on site. As there is already a severe deficiency in car parking in Lucan Village it is considered necessary that the proposal provide some off-street parking facilities. In this regard, the applicant is requested to clarify whether or not it is feasible to accommodate the provision of off-street parking within the curtilage of the site, to the rear of the proposed building.
- 2 Applicant to submit details of proposed external signage for the approval of the Planning Authority.
- 3 Applicant to submit full details of proposed drainage system including pipe sizes, gradients, cover and invert levels up to and including connection to public sewer.

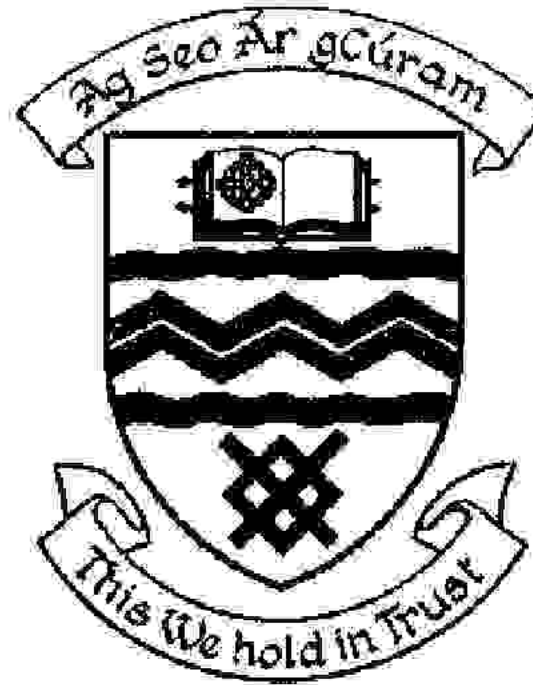
Seamus Ruddy, Architect,
9 Brighton Avenue,
Rathgar,
Dublin 6.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104

REG REF. S97A/0647



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

Telephone: 01-462 0000
Fax: 01-462 0104

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

04/12/97