

COMHAIRLE CHONTAE ÁTHA CLIATH 5

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER	REGISTER REFERENCE YA.528.
1. LOCATION	Chapel Hill, Lucan.	
2. PROPOSAL	10 two-bedroomed flats in 2 blocks of 2 storeys.	
3. TYPE & DATE OF APPLICATION	TYPE	Date Received
	P	4.3.1983.
	Date Further Particulars (a) Requested	(b) Received
	1. 22nd April, 1983	1. 7th Nov., 1983
	2.	2.
4. SUBMITTED BY	Name C.D. Ellison and Assoc. Address 100, S.C.Road, Dublin 8.	
5. APPLICANT	Name Mrs. M. Lynch. Address Lynch's Supermarket, Lucan.	
6. DECISION	O.C.M. No. PA/2713/83	Notified 23rd Dec., 1983
	Date 23rd Dec., 1983	Effect To grant permission
7. GRANT	O.C.M. No. P/302/84	Notified 6th Feb., 1984
	Date 6th Feb., 1984	Effect Permission granted
8. APPEAL	Notified	Decision
	Type	Effect
9. APPLICATION SECTION 26 (3)	Date of application	Decision
		Effect
10. COMPENSATION	Ref. in Compensation Register	
11. ENFORCEMENT	Ref. in Enforcement Register	
12. PURCHASE NOTICE		
13. REVOCATION or AMENDMENT		
14.		
15.		

Prepared by	Copy issued by Registrar.
Checked by	Date
	Co. Accts. Receipt No

DUBLIN COUNTY COUNCIL

P/30.2/84

GRANT OF PERMISSION

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval

Local Government (Planning and Development) Acts, ~~1963-1982~~ 1963-1983.

To **C.D. Ellison & Associates,**
100, South Circular Road,
Dublin 8.

Decision Order
Number and Date **PA/2713/83, 23/12/83**

Register Reference No. **YA, 528**

Planning Control No. **12090**

Application Received on **4/3/83**

Applicant **Mrs. Mary Lynch.**

7/11/83.

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions:

Proposed construction of 10 two-bedroomed flats in 2 blocks of 2 storeys on site at Chapel Hill, Lucan.

CONDITIONS	REASONS FOR CONDITIONS
<p>1. That 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.</p> <p>2. That before development commences approval under the Building Bye-Laws to be obtained and all conditions of that approval to be observed in the development.</p> <p>3. That EACH FLAT be used as a single dwelling unit.</p> <p>4. That a financial contribution in the sum of £6,000 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.</p> <p>5. That a further financial contribution £5,000 (i.e. £500 per flat) be paid to Dublin County Council towards the cost of open space development in the surrounding area which facilitates this development. This contribution to be paid prior to the commencement of development on the site.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p> <p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p> <p>3. To prevent unauthorised development.</p> <p>4. 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.</p> <p>5. In the interest of the proper planning and development of the area.</p>

Signed on behalf of the Dublin County Council

[Signature]
For Principal Officer
6 FEB 1984

Date

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

6. That a full landscape plan with full works specification be submitted to and agreed with the Planning Authority prior to the commencement of development on the site.

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

7. That the requirements of the Chief Medical Officer be ascertained and be strictly adhered to in the development.

7. In the interest of health.

8. That the requirements of the Chief Fire Officer be ascertained and be strictly adhered to in the development.

8. In the interest of safety and the avoidance of fire hazard.

9. That the water supply and drainage arrangements including disposal of surface water be in accordance with the requirements of the County Council. In this respect a satisfactory proposal for the disposal of surface water drainage to be agreed with Sanitary Services Department prior to the commencement of development.

9. In order to comply with the Sanitary Services Acts, 1878-1964.

10. That the area of public open space to be provided to serve the development be extended to a width of 9 metres from the river bank at the closest point. The precise location of the boundary of the public open space and the treatment of the boundary between the private open space and the public open space to be agreed with the Planning Authority prior to the commencement of development.

10. In the interest of amenity.

11. That an accurate tree survey along with proposals for the preservation of existing trees and hedgerows to be submitted to and agreed with the Planning Authority prior to the commencement of development. No development to take place until this survey has been submitted to and agreed with the Planning Authority.

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

12. That the treatment of the screening around the refuse storage area be agreed with the Planning Authority prior to the commencement of development.

12. In the interest of visual amenity.

Contd.....

DUBLIN COUNTY COUNCIL

P/302/84

GRANT OF PERMISSION

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

tel. 724755 (ext. 262/264)

Notification of Grant of Permission/Approval ~~XXXXXX~~

Local Government (Planning and Development) Acts, ~~1963-1983~~ 1963-1983.

To **C.D. Ellison & Associates,**
.....
100, South Circular Road,
.....
Dublin 8......

Decision Order
Number and Date **PA/2713/83, 23/12/83**

Register Reference No. **YA.528**

Planning Control No. **12090**

Application Received on **4/3/83**
Add. Info. rec. **7/11/83**

Applicant **Mrs. Mary Lynch.**

A PERMISSION/APPROVAL has been granted for the development described below subject to the undermentioned conditions.

.....**Proposed construction of 10 two-bedroomed flats in 2 blocks of 2 storeys on site**.....
.....**at Chapel Hill, Lucan.**.....

CONDITIONS	REASONS FOR CONDITIONS
<p>13. That no flat be occupied in the development prior to 1st September, 1984, at which time it is anticipated that the Esker Pumping Station will be commissioned.</p>	<p>13. In the interest of the proper planning and development of the area.</p>
<p>14. That the front boundary wall to be set back 3 metres at its boundary with the Rectory site on the west and 3 metres at its boundary with the school property to the east. The boundary wall between the school and the site to be removed for a distance of 3 metres back from the existing footpath. This will improve vision splays. Area between footpath and new wall to be macadamed to the satisfaction of the Area Engineer (Roads).</p>	<p>14. In the interest of the proper planning and development of the area.</p>
<p>15. That a financial contribution of £7,000, (i.e. £700 per flat) be paid by the proposer to the Dublin County Council towards the cost of improving the road network in the surrounding area. This contribution to be paid prior to the commencement of development on the site.</p>	<p>15. In the interest of the proper planning and development of the area.</p>
<p>16. Boundary treatment to be the subject of agreement with the Planning Authority.</p>	<p>16. In the interest of the proper planning and development of the area.</p>

Contd.....

Signed on behalf of the Dublin County Council

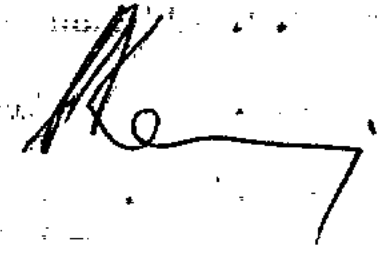
[Signature]
For Principal Officer

Date **6 FEB 1984**

Approval of the Council under Building Bye-Laws must be obtained before the development is commenced and the terms of approval must be complied with in the carrying out of the work.

17. That all of the existing structures at the front of the site to be removed prior to commencement of construction on the new flats.

17. To ensure a satisfactory standard of development.



YA 528

22nd April, 1983.

C.D. Ellison & Assocs.,
100 South Circular Road,
Dublin, 8.

RE: Proposed 10 two-bedroomed flats in 2 blocks of 2 storeys on site at Chapel Hill, Lucan for Mrs. Mary Lynch.

Dear Sirs,

With reference to your planning application received here on 4th March, 1983 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (planning and Development) Acts, 1963 - 1982, the following additional information must be submitted in quadruplicate.

The applicant is requested to submit a block plan of the site indicating the areas of public and private open space to serve the development in accordance with the requirements of the Development Plan. The public open space should be located adjacent to the River Liffey.

2. The applicant is requested to indicate if he can provide adequate circulation space and turning circle to serve the proposed car-parking to Development Plan standards.
3. The applicant is requested to indicate how access is to be gained to the refuse and coal storage areas.
4. The applicant is requested to indicate if he is in a position to provide for access to the adjoining site to the west to Roads Department's standards. Applicant is advised to consult with the Roads Department regarding this matter.
5. Insufficient information has been submitted with regards to proposed foul and surface water sewer connections and with regard to the existing sewer traversing the site. Building must have a 5-metre set back from existing sewers. The necessary details of sewer connections must be submitted before a decision can be made on this application.

Over/...

6. That a detailed tree and vegetation survey of the site be submitted along with proposals for the preservation for existing trees and vegetation.

NOTE: In regards to Items 1, 2 and 3, the applicant is advised to consult with the Planning Authority prior to lodgement of additional information.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,



For PRINCIPAL OFFICER.