

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0516	
1. Location	Former Ulster Bank premises, Main Street, Lucan, Co. Dublin.		
2. Development	Demolition of former premises and reconstruction of building to include stores, toilets and kitchen at basement level, restaurant and stores at ground floor and 3 bed apartment at first floor.		
3. Date of Application	06/08/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 29/09/97 2.	1. 10/12/97 2.
4. Submitted by	Name: JB Consultants, Address: 9 Ballyowen Road, Lucan,		
5. Applicant	Name: C. Borza, Address: 1 Richview, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0238 Date 06/02/98	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	04/03/98	Written Representations	
9. Appeal Decision	03/07/98	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/0516

APPEAL by Sarsfield Residents' and District Association care of J. Stephen Byrne of 108 Sarsfield Park, Lucan, County Dublin against the decision made on the 6th day of February, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission to Claude Borza care of J.B. Consultants of 9 Ballyowen Road, Lucan, County Dublin for development comprising demolition of former Ulster Bank premises, reconstruction of building to include stores, toilets and kitchen at basement level, restaurant and stores at ground floor and a three bedroom apartment at first floor, all 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

Having regard to the location of the proposed development in the village centre of Lucan and to the scale of the proposed restaurant, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would be acceptable in terms of traffic safety and convenience, would not seriously injure the amenities of the area and would be in accordance with the proper planning and development of the area.

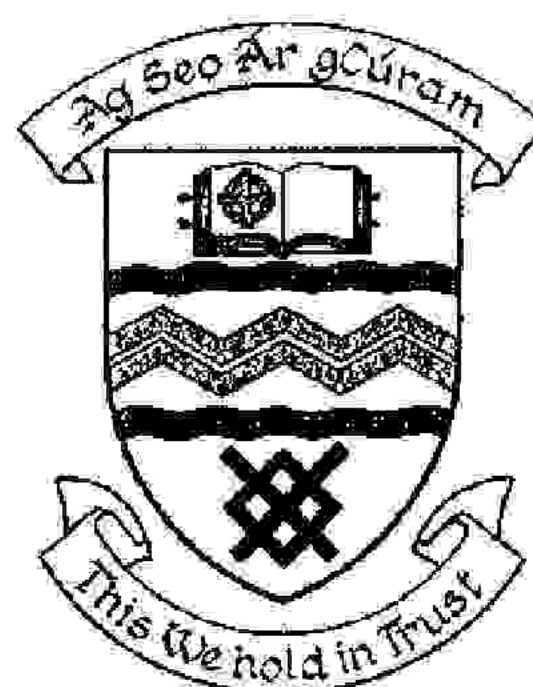
SECOND SCHEDULE

1. Details of the external finish of the proposed development, including details of signage, shall be agreed in writing with the planning authority prior to the commencement of development. Roller shutters, if installed, shall be located behind the glazing and shall be of the perforated see-through type only. Windows shall be sliding, sash type and not top hung.

Reason: In the interest of visual amenity and to protect the amenities of this designated conservation area, which designation is considered reasonable.



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

Decision Order Number 0238	Date of Decision 06/02/98
Register Reference S97A/0516	Date 6th August 1997

Applicant C. Borza,

Development Demolition of former premises and reconstruction of building to include stores, toilets and kitchen at basement level, restaurant and stores at ground floor and 3 bed apartment at first floor.

Location Former Ulster Bank premises, Main Street, Lucan,
Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 29/09/97 /10/12/97

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

.....
for SENIOR ADMINISTRATIVE OFFICER

06/02/98

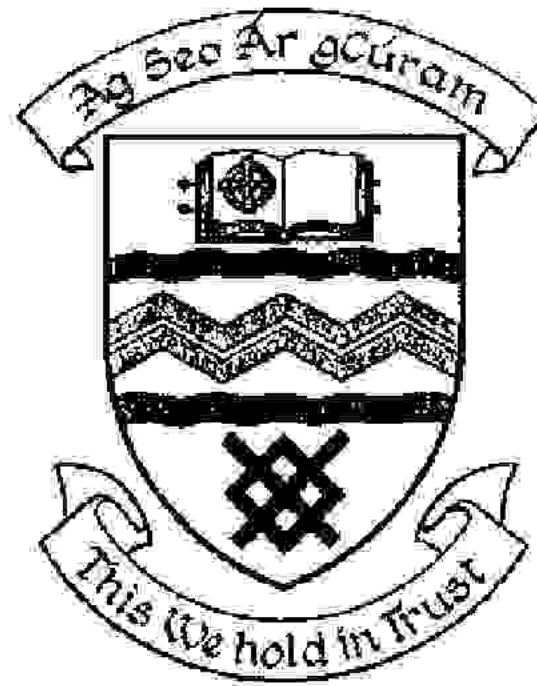
JB Consultants,
9 Ballyowen Road,
Lucan,
Co. Dublin.

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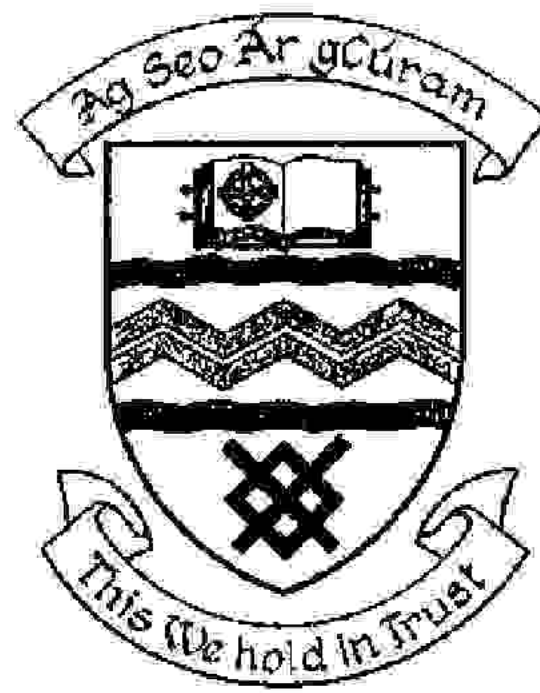
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received on 10/12/97, 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 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.
- 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 Signage to the proposed building shall be restricted to fascia boards. Lettering shall comprise either hand painted traditional style lettering or individually mounted letters. Method of illumination, if any, shall be by way of down-lighting located behind the top of the fascia board or individual back lighting to each letter. No lettering sign or device shall be internally illuminated.
REASON:

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In the interests of the control of advertising with respect to the visual amenities of the area.

- 5 Notwithstanding Condition No. 4 above, no other advertising signs or devices shall be painted or erected on the premises without first receiving a separate planning permission from South Dublin County Council or An Bord Pleanála on appeal, including what may otherwise be considered as exempted development.

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area.

- 6 Roof materials shall be blue/black slates. External elevations shall be smooth or nap plaster and painted.

REASON:

In the interests of visual amenity.

- 7 The proposed shop front shall be painted, not varnished or stained. Roller shutters, if installed, shall be located behind glazing and shall be of the perforated see through type only.

REASON:

In the interests of visual amenity.

- 8 Windows shall be sliding sash type and not top hung.

REASON:

In the interests of visual amenity.

- 9 That the developer shall facilitate the Office of Public Works in the safeguarding of any items of archaeological significance which the site may possess. In this regard, the developer shall notify National Monuments Branch of the Office of Public Works in writing in advance of commencement

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of works on site i.e. 4 weeks before work commences to facilitate archaeological appraisal of the site during the digging of foundations and basement and the laying of utility services on the site.

REASON:

To ensure that this site within the Lucan Area of Archaeological Potential is adequately appraised.

- 10 That a financial contribution in the sum of £2,180 (two thousand one hundred and eighty 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.

- 11 That a financial contribution in the sum of money equivalent to the value of £6,000 (six thousand 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.

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- 12 That a financial contribution in the sum of £334 (three hundred thirty four pounds) be paid by the proposer to South Dublin County Council towards the cost of separation of foul and surface water in Lucan Village which will facilitate this development, this contribution to be paid before the commencement of development on site.

REASON:

The provision of this service 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 service.

- 13 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 the Griffeen River Improvement Scheme which will facilitate this development, this contribution to be paid before the commencement of development on site.

REASON:

The provision of this service 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 service.

- 14 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 of public open space in the Griffeen Valley Regional Park which will facilitate the development; this contribution to be paid before the commencement of development on site.

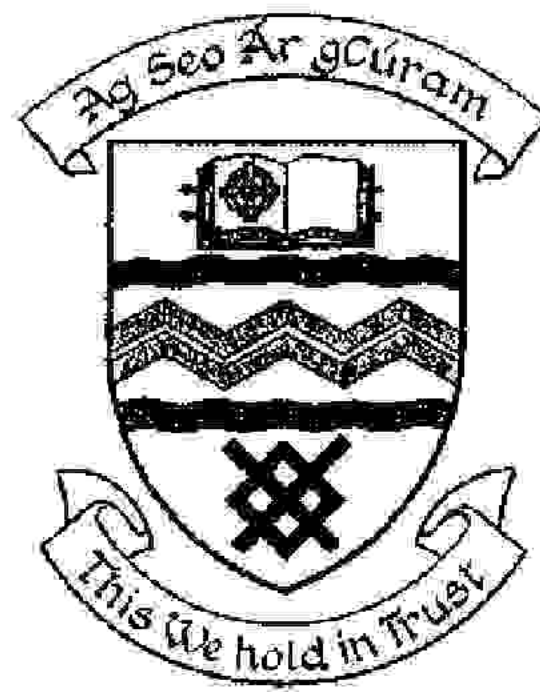
REASON:

It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or

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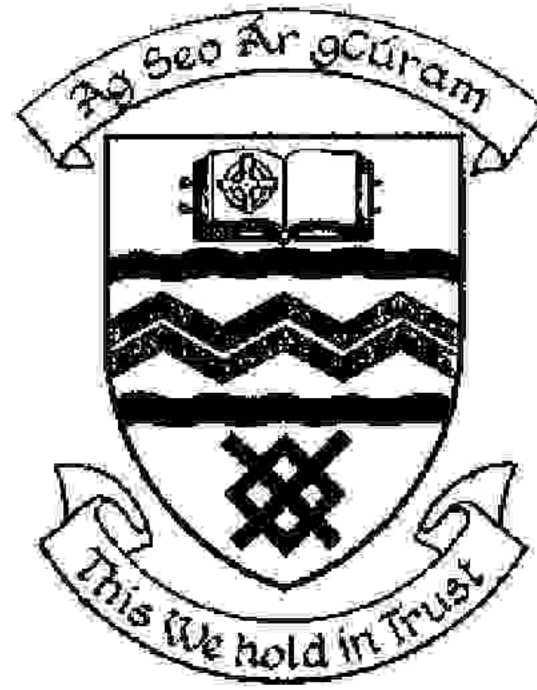
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that is proposed to be incurred by the Council on the
provision and development of amenity lands in the area which
will facilitate the proposed development.

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

Decision Order Number 1950	Date of Decision 29/09/97
Register Reference S97A/0516	Date 6th August 1997

Applicant C. Borza,
Development Demolition of former premises and reconstruction of building to include stores, toilets and kitchen at basement level, restaurant and stores at ground floor and 3 bed apartment at first floor.

Location Former Ulster Bank premises, Main Street, Lucan,
Co. Dublin.

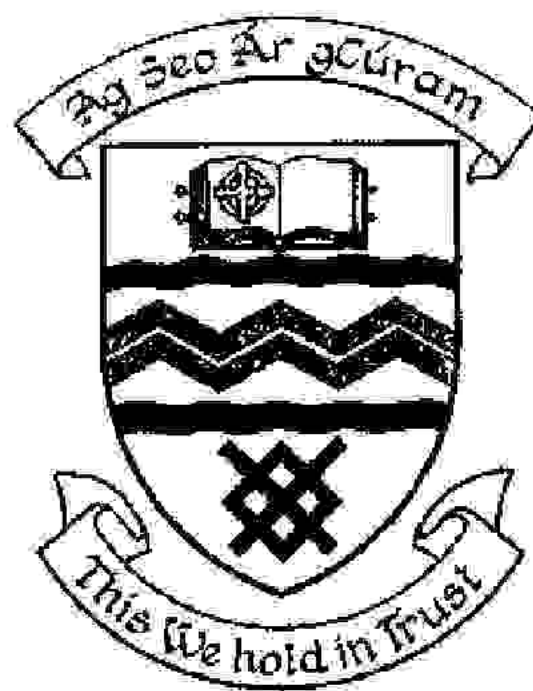
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 06/08/97 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 applicant is advised, having regard to the nature and extent of the proposed development and the lack of provision of car parking spaces to serve the development, that the development as submitted would represent over-development of the site and conflict materially with the zoning objective for the area. The applicant is requested to clarify if he is in a position to submit revised proposals, possibly including a reduced site area which would result in a lower car parking requirement for the site.

2 The applicant is advised that the proposed delivery arrangements are not acceptable. In this regard, the
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1 Richview,
Lucan,
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applicant might consider the removal of some of the
existing building on site.

- 3 The applicant is requested to submit details of proposed
roof covering to the proposed building.
- 4 The applicant is requested to submit drawing at scale 1:20
of the proposed shop front and front elevation, including
sections, providing details of materials and finishes.
- 5 The applicant is requested to submit revised details of
proposed extractor fan units, air handling units, service
ducts and other plant on the roof of the proposed building
so that these are properly insulated and sound-proofed and
located away from adjacent dwellings. Details of odour
emissions are required.
- 6 The applicant is requested to submit written confirmation of
right to locate windows on the side elevation overlooking
the car park to the rear of the adjoining property.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

29/09/97