

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0230	
1. Location	Adjacent to E.B.S. premises, Main Street, Lucan, Co. Dublin.		
2. Development	Extension to the eastern boundary of the previously approved mixed development site.		
3. Date of Application	15/04/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/06/97 2.	1. 25/07/97 2.
4. Submitted by	Name: John Mitchell, Duffy Mitchell Architects Address: 13 Fitzwilliam Square, Dublin 2.		
5. Applicant	Name: Hosena Ltd., Address: 47 Tower Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1907 Date 23/09/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	15/10/97	Written Representations	
9. Appeal Decision	30/04/98	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/0230

APPEAL by Lucan Planning Council care of Glascott Symes of The King's Hospital, Palmerstown, Dublin against the decision made on the 23rd day of September, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to Hosena Limited care of Duffy Mitchell Architects of 13 Fitzwilliam Square, Dublin for development comprising an extension to the eastern boundary of the previously approved mixed development site adjacent to the E.B.S. premises, for ten number two bedroom town houses and one number two bedroom apartment and two number one bedroom apartments in one number two-storey block 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 provisions of the current Development Plan for the area and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of adjoining residential property, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with plans and particulars lodged with the application as amended by the revised plans and details received by An Bord Pleanála on the 18th day November, 1997, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

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- (a) notify the planning authority in writing at least four weeks in advance of the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
- (b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide satisfactory arrangements for the recording and removal of any archaeological material which may be considered appropriate to remove.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation of any remains which may exist within it.

9. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the planning authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: To ensure the satisfactory completion of the development.

10. 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 public water supplies 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.

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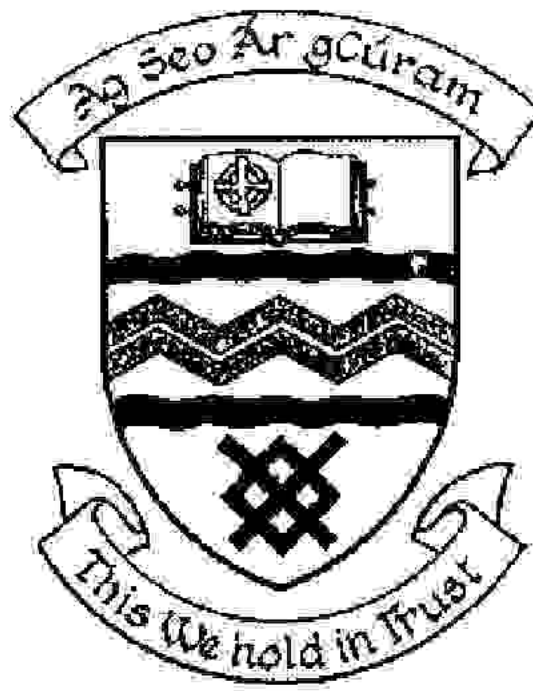
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Decision Order Number 1907	Date of Decision 23/09/97
Register Reference S97A/0230	Date 15th April 1997

..... 24/09/97
for SENIOR ADMINISTRATIVE OFFICER

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SOUTH DUBLIN COUNTY COUNCIL
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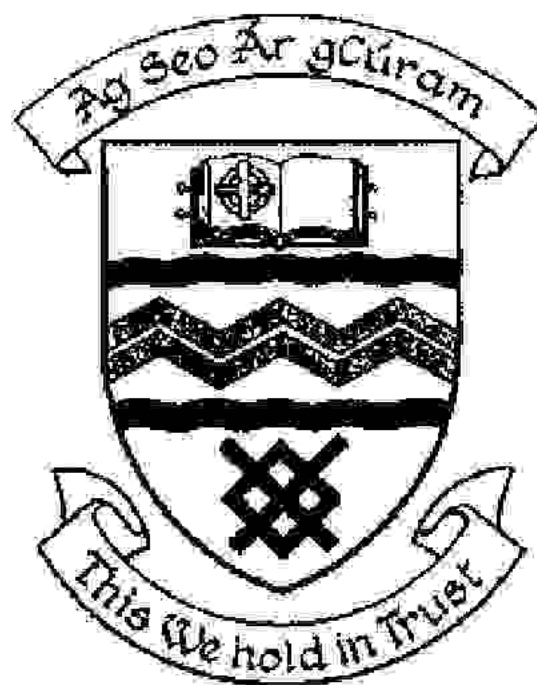
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Conditions and Reasons

- 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 External finishes and colours, including roof materials, to the proposed buildings shall be in keeping with those on the existing development to the west of the application site (S96A/0645).
REASON:
In the interest of the proper planning and development of the area.
- 3 The area between car parking space no. 8 and car parking space no. 15 shall be finished in "grasscrete" and be made available for car parking.
REASON:
In the interest of the proper planning and development of the area.
- 4 All landscaping and planting shall be undertaken prior to the first occupation of the 6th unit completed in the development.
REASON:
In the interests of visual amenity.
- 5 The proposed timber decks to unit nos. 8 to 13 inclusive shall be omitted and rear garden areas shall be lowered so that finished levels at the rear boundary are equal to

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finished levels at the rear wall of units. Overall finished levels shall be in accordance with drawing ref.; 96100/04 submitted with the application.

REASON:

In the interests of residential amenity.

- 6 The proposed boundary treatment to the eastern and southern boundaries shall be 2.0 metres in height above finished levels as shown on drawing ref.; 96100/04 submitted with the application.

REASON:

In the interests of residential amenity.

- 7 Prior to the first occupation of each dwelling front side and rear garden areas shall be levelled, graded and seeded and provided with sufficient top soil to allow grass and other vegetation to grow.

REASON:

In the interests of the proper planning and development of the area, visual and residential amenity.

- 8 All bathroom, utility room and landing windows shall be fitted with obscure glass and where openings are provided they shall be of the high level type only.

REASON:

In the interests of residential amenity.

- 9 Road construction details throughout the development including footpaths providing details of cross sections, cul-de-sac bay dimensions, pavement build up, surface finishes, signs, marking, public lighting and levels at connection between the existing internal road to the west shall be submitted to and be to the satisfaction of the Planning Authority, prior to commencement of development.

REASON:

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

- 10 That each proposed house be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 11 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.
- 12 That all public services to the proposed development,
including electrical, telephone cables and equipment be
located underground throughout the entire site.
REASON:
In the interest of amenity.
- 13 That no dwellinghouse be occupied until all the services
have been connected thereto and are operational.
REASON:
In the interest of the proper planning and development of
the area.
- 14 That public lighting be provided as each street is occupied
in accordance with a scheme to be approved by the County
Council so as to provide street lighting to the standard
required by South Dublin County Council.
REASON:
In the interest of amenity and public safety.
- 15 That an acceptable naming and numbering scheme
be submitted to and approved by the County Council before
any constructional work takes place on the proposed houses.
REASON:

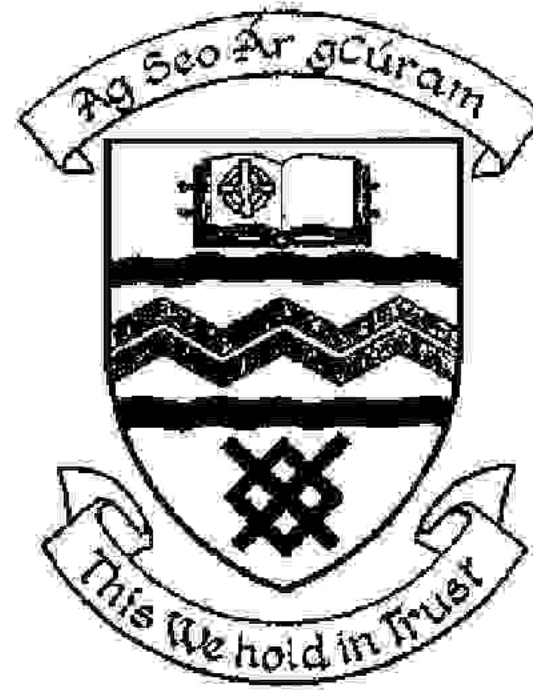
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In the interest of the proper planning and development of the area.

- 16 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall submit fully detailed foul and surface water drainage layout including pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer and ensure full and complete separation of foul and surface water systems.

REASON:

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

- 17 That all watermain tappings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

REASON:

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 18 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.

- 19 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 the laying of utility services on the site.

REASON:

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

- 20 That a financial contribution in the sum of £2,460 (two thousand four hundred and sixty 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.

- 21 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Sewers, Watermains and Entrance, has been given by:-
- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £16,000 (sixteen thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
Or./...
 - b. Lodgement with the Council of a Cash sum of £10,000 (ten thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
Or./...
 - c. Lodgement with the Planning Authority of a letter of

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guarantee issued by the Construction Industry
Federation in respect of the proposed development,
in accordance with the guarantee scheme agreed with
Planning Authority.

REASON:

To ensure that a ready sanction may be available to the
Council to induce the provision of services and prevent
disamenity in the development.

- 22 That a financial contribution in the sum of £727 (seven
hundred and twenty seven pounds) be paid by the proposer to
South Dublin County Council towards the cost of the Lucan
Water Supply Improvement Scheme; this contribution to be
paid before the commencement of development on the site.

REASON:

The provision of the Lucan Water Supply Improvement Scheme
will facilitate the proposed development. It is considered
reasonable the developer should contribute towards the cost
of providing the service.

- 23 That a financial contribution in the sum of £4,720 (four
thousand seven hundred and twenty pounds) be paid by the
proposer to South Dublin County Council towards the cost of
work to divert surface water runoff away from foul sewerage
system; 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.

- 24 That a financial contribution in the sum of money equivalent
to the value of £800 (eight hundred pounds) per 2 bedroom

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units and £500 (five hundred pounds) per 1 bedroom unit as on the 1st January 1991 undated 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 the 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 development 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.

- 25 That a financial contribution in the sum of £1,000 (one thousand pounds) per house and £500 (five hundred pounds) per apartment be paid by the proposer to South Dublin County Council towards the cost of the provision and/or development of Class 1 recreational facilities at the Griffeen Valley Regional Park which will serve the proposed 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.

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

Decision Order Number 1128	Date of Decision 10/06/97
Register Reference S97A/0230	Date 15th April 1997

Applicant Hosena Ltd.,
Development Extension to the eastern boundary of the previously
 approved mixed development site.

Location Adjacent to E.B.S. premises, Main Street, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 15/04/97 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 It is noted that the proposed development, if it were to proceed, would result in the elimination of car parking spaces and open space areas designated under the terms and conditions of planning permission Ref. S95A/0303. The applicant is requested to submit revised details setting out how it is intended to provide the required car parking and open space in accordance with the terms and conditions of planning permission Ref. S95A/0303.
- 2 It is noted that the proposed development would be served by 15 car parking spaces. The Development Plan requirements would demand that at least 24 spaces be provided. The applicant is requested to submit revised proposals to ensure that the provision of car parking spaces meets Development Plan requirements.

John Mitchell, Duffy Mitchell Architects
13 Fitzwilliam Square,
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Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/06/97

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0230	
1. Location	Adjacent to E.B.S. premises, Main Street, Lucan, Co. Dublin.		
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3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John Mitchell, Duffy Mitchell Architects Address: 13 Fitzwilliam Square, Dublin 2.		
5. Applicant	Name: Hosena Ltd., Address: 47 Tower Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. Date	Effect	
7. Grant	O.C.M. No. Date	Effect	
8. Appeal Lodged			
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