

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0170/C1	
1. Location	adjacent to EBS premises, Main Street, Lucan.		
2. Development	2 storey retail/financial services/office building and ATM with relocated roadway. Compliance to condition no. 2		
3. Date of Application	04/12/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Compliance with Conditions	1. 2.	1. 2.
4. Submitted by	Name: Duffy Mitchell Architects, Address: 13 Fitzwilliam Square, Dublin 2.		
5. Applicant	Name: Rosena Ltd., Address: 47 Tower Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 4333 Date 18/12/97	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
7. Grant	O.C.M. No. Date	Effect CC APPROVE THE COMPLIANCE SUBMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

REG. REF. : S97A/0170/C1

DATE : 318/12/97

RE: 2 storey retail/financial services/office building and ATM with relocated roadway, adjacent to EBS premises, Main Street, Lucan for Hosena Ltd.

Dear Sir,

I refer to your submission received on 04.12.1997 to comply with Condition No. 2, of decision to Grant Permission, Order No. 0972, dated 22/05/97, in connection with the above.

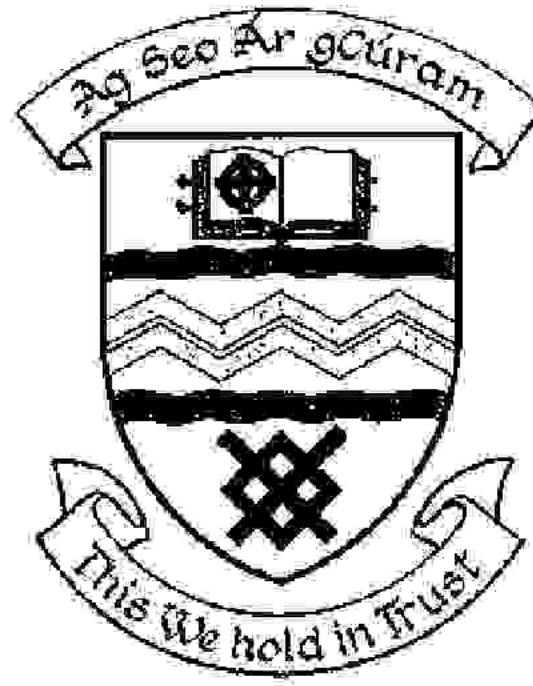
I wish to inform you that the submission received is considered to generally comply with Condition No. 2.

Yours faithfully,


for Senior Administrative Officer

Duffy Mitchell Architects,
13 Fitzwilliam Square,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Duffy Mitchell Architects,
13 Fitzwilliam Square,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 4339	Date of Final Grant 15/12/97
Decision Order Number 0972	Date of Decision 22/05/97
Register Reference S97A/0170	Date 26th March 1997

Applicant Hosena Ltd.,

Development: 2 storey retail/financial services/office building and ATM
with relocated roadway.

Location adjacent to EBS premises, Main Street, Lucan.

Floor Area 366.000 **Sq Metres**

Time extension(s) up to and including

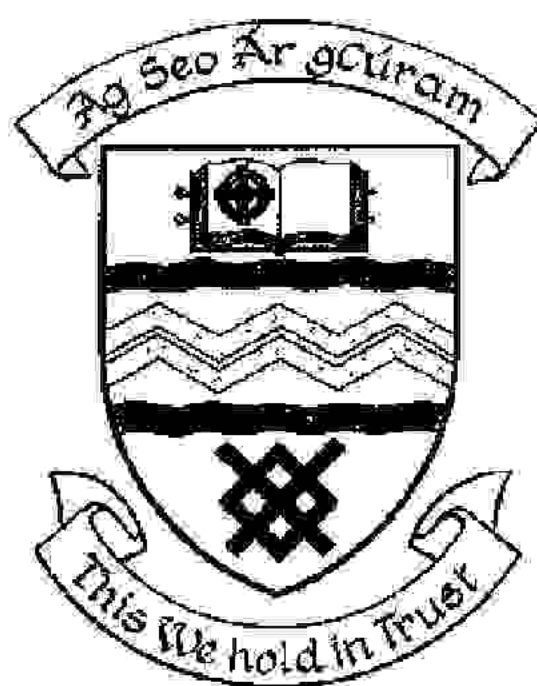
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (18) Conditions.

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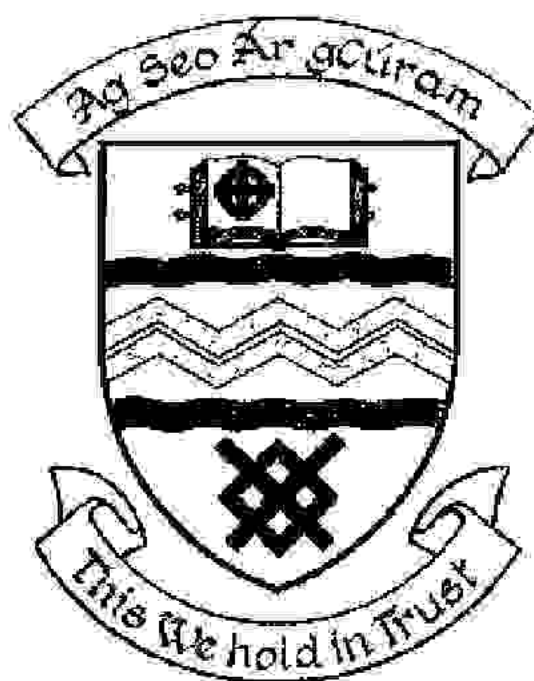
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Conditions and Reasons

- 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 The depth of the building shall be reduced so that the distance from the front building line to the rear building line does not exceed 6.5 metres (internal measurement). The remaining area to the rear of the building shall be utilised as additional car parking areas to serve the proposed development. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area and the provision of adequate on-site car parking to serve the proposed development.
- 3 The roof design shall be amended so that the roof pitches onto Main Street with a ridge line running parallel to that street. In this regard the roof pitch and ridge height shall be in keeping with those existing on adjoining properties.
REASON:
In the interests of the proper planning and development of the area having regard to the orientation of roof pitches on surrounding buildings and the location of the proposed development within the Lucan Village conservation area.
- 4 Details of external finishes and colours, including roof materials shall be submitted to and be to the satisfaction of the Planning authority prior to the commencement of development. In this regard, roof materials shall comprise natural stone slate.
REASON:
In the interest of visual amenity having regard to the location of the site within the Lucan Village conservation area.
- 5 Signage to the proposed shop fronts shall take the form of either traditional hand painted lettering or

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individually mounted lettering. Lighting if required shall not be by way of internal illumination or by way of spotlights projecting forward of the fascia board.

REASON:

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

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

REASON:

In the interests of the control of advertising with respect to the visual amenities of the area and the location of the site in the Lucan Village conservation area.

- 7 That the internal road be constructed up to the site boundaries with adjoining property to the east and west of the site. A right of access to the adjoining lands to be provided.

REASON:

To facilitate future development of adjoining backland areas in the interests of the proper planning and development of the area.

- 8 That all necessary measures be taken to protect the existing street trees on Main Street adjacent to the site during construction works.

REASON:

In the interests of visual amenity.

- 9 The existing 1.5 metre wide footpath on the western side of the proposed access road shall be surfaced in the same material as that to be used on the eastern side of that road.

REASON:

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

- 10 Full details of the proposed access from Main Street shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development including details of ramping and dishing of footpaths.

REASON:

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

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- 11 That the developer shall construct and maintain to the Councils standards for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the council.
REASON:
In the interest of the proper planning and development of the area.
- 12 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.
- 13 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.
- 14 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.
- 15 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 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.
- 16 That a financial contribution in the sum of £808 (eight hundred and eight 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

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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.

- 17 That a financial contribution in the sum of £539 (five hundred and thirty nine pounds) be paid by the proposer to South Dublin County Council towards the cost of works 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.

- 18 That a financial contribution in the sum of money equivalent to the value of £3,200 (three 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.

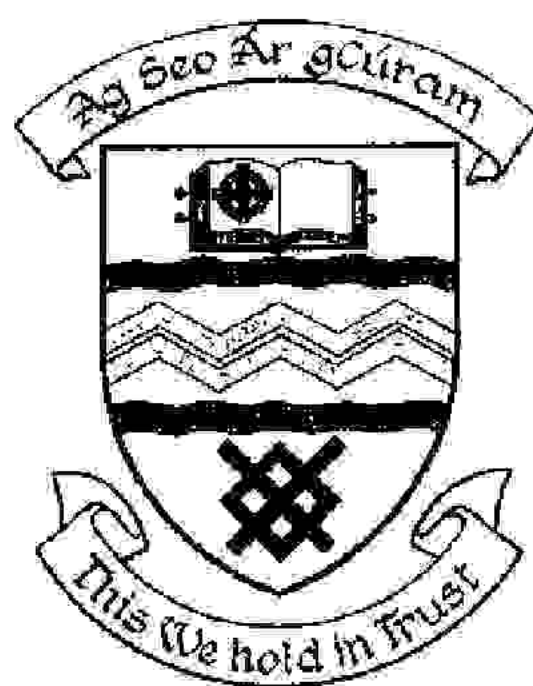
REASON:

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.

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- (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.
- (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.

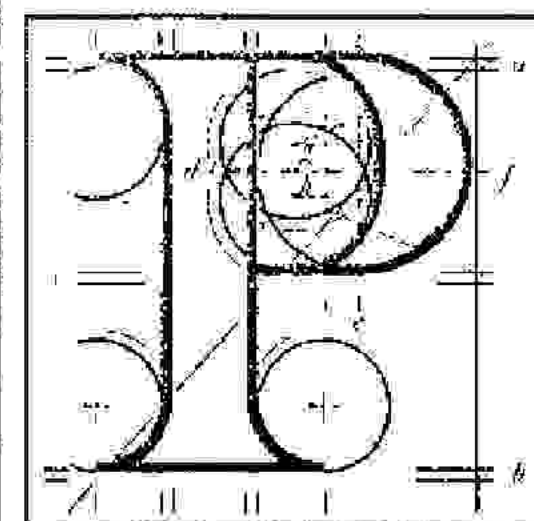
Signed on behalf of South Dublin County Council.


.....18: December 1997
for SENIOR ADMINISTRATIVE OFFICER

Our Ref: PL 06S.102891
P.A.Reg.Ref: S97A/170



An Bord Pleanála



The Secretary,
Planning Section,
South Dublin County Council,
P.O. Box 4122,
Town Centre,
Tallaght,
Dublin 24.


27th November 1997

Appeal Re: 2 storey retail/financial services/office building and ATM with
relocated roadway.
adjacent to EBS premises, Main Street, Lucan, Co. Dublin.

Dear Sir/Madam,

The above-mentioned appeal under the Local Government (Planning and
Development) Acts, 1963 to 1993, has been withdrawn.

Yours faithfully,


Aisling French
Administrative Assistant

NA 51
(LP)

Uirlar 3, Bloc 6
Lárionad Irish Life
Sráid na Mainistreach Iochtarach
Baile Átha Cliath 1

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

Decision Order Number 0972	Date of Decision 22/05/97
Register Reference S97A/0170	Date 26th March 1997

Applicant	Hosena Ltd.,
Development	2 storey retail/financial services/office building and ATM with relocated roadway.
Location	adjacent to EBS premises, Main Street, Lucan.
Floor Area	Sq Metres
Time extension(s) up to and including	
Additional Information Requested/Received	/

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

.....LB..... 22/05/97
for SENIOR ADMINISTRATIVE OFFICER

Duffy Mitchell Architects,
13 Fitzwilliam Square,
Dublin 2.

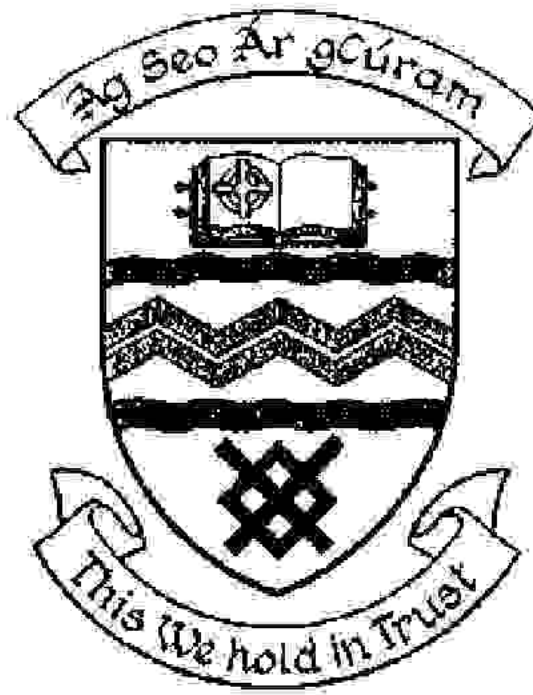
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Conditions and Reasons

- 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 depth of the building shall be reduced so that the distance from the front building line to the rear building line does not exceed 6.5 metres (internal measurement). The remaining area to the rear of the building shall be utilised as additional car parking areas to serve the proposed development. Revised details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of the proper planning and development of the area and the provision of adequate on-site car parking to serve the proposed development.
- 3 The roof design shall be amended so that the roof pitches onto Main Street with a ridge line running parallel to that street. In this regard the roof pitch and ridge height shall be in keeping with those existing on adjoining properties.
REASON:
In the interests of the proper planning and development of the area having regard to the orientation of roof pitches on surrounding buildings and the location of the proposed development within the Lucan Village conservation area.
- 4 Details of external finishes and colours, including roof materials shall be submitted to and be to the satisfaction of the Planning authority prior to the commencement of development. In this regard, roof materials shall comprise natural stone slate.

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REG. REF. S97A/0170

REASON:

In the interest of visual amenity having regard to the location of the site within the Lucan Village conservation area.

- 5 Signage to the proposed shop fronts shall take the form of either traditional hand painted lettering or individually mounted lettering. Lighting if required shall not be by way of internal illumination or by way of spotlights projecting forward of the fascia board.

REASON:

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

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

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REASON:

To facilitate future development of adjoining backland areas in the interests of the proper planning and development of the area.

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REASON:

In the interests of visual amenity.

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REG REF. S97A/0170

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REASON:
In the interests of the proper planning and development of the area.
- 10 Full details of the proposed access from Main Street shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development including details of ramping and dishing of footpaths.
REASON:
In the interests of the proper planning and development of the area.
- 11 That the developer shall construct and maintain to the Councils standards for taking in charge all the roads, including footpaths, verges, public lighting, open space, sewers, watermains or drains, forming part of the development, until taken in charge by the council.
REASON:
In the interest of the proper planning and development of the area.
- 12 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.
- 13 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.
- 14 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:

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

- 15 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 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:

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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.

- 17 That a financial contribution in the sum of £539 (five hundred and thirty nine pounds) be paid by the proposer to South Dublin County Council towards the cost of works to divert surface water runoff away from foul sewerage system; this contribution to be paid before the commencement of development on the site.

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- 18 That a financial contribution in the sum of money equivalent to the value of £3,200 (three 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.