

South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S97A/0102	
1. Location	Dodsboro Road, Lucan, Co. Dublin.		
2. Development	Retention of works to rebuild shop/post office and to amalgamate it with adjoining shop unit to form single shop/post office unit including works to incorporate open yard as part of shop and for retention as built of shopfront.		
3. Date of Application	28/02/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.	2.
4. Submitted by	Name: Larkin & Partners, Address: 1 Fitzwilliam Street Upper, Dublin 2.		
5. Applicant	Name: Yvonne McCabe, Address: 37 Elmbrook Lawn, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0783 Date 24/04/97	Effect AP	GRANT PERMISSION
7. Grant	O.C.M. No. 1112 Date 10/06/97	Effect AP	GRANT PERMISSION
8. Appeal Lodged			
9. Appeal Decision			
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.	

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1112	Date of Final Grant 10/06/97
Decision Order Number 0783	Date of Decision 24/04/97
Register Reference S97A/0102	Date 28th February 1997

Applicant Yvonne McCabe,

Development Retention of works to rebuild shop/post office and to amalgamate it with adjoining shop unit to form single shop/post office unit including works to incorporate open yard as part of shop and for retention as built of shopfront.

Location Dodsboro Road, Lucan, Co. Dublin.

Floor Area 199.000 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 (10) Conditions.

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 shop front shall be painted, not varnished or stained.

REASON:

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

- 3 Other than signage to the shop front which shall take the form of either hand painted traditional type lettering or individually mounted lettering, no other advertising signs or devices shall be painted or erected on the premises, except those which are exempted under the provisions of the Local Government (Planning and Development) Regulations, 1994, as amended 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.

- 4 Lighting to the shop front shall be designed and constructed so as not to cause traffic hazard by reason of glare or otherwise to users of the adjoining public roads.

REASON:

In the interests of the prevention of the creation of a traffic hazard.

- 5 The development shall not encroach on the laneway to the south of the application site and the laneway shall be kept clear at all times over its full length.

REASON:


In the interests of the proper planning and development of

- 6 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.
- 7 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.
- 8 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.
- 9 That a financial contribution in the sum of £380 (three 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.
- 10 That a financial contribution in the sum of money equivalent to the value of £400 (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

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.

- (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.

 June 1997
for SENIOR ADMINISTRATIVE OFFICER

Decision Order Number 0783	Date of Decision 24/04/97
Register Reference S97A/0102	Date 28th February 1997

Applicant Yvonne McCabe,

Development Retention of works to rebuild shop/post office and to amalgamate it with adjoining shop unit to form single shop/post office unit including works to incorporate open yard as part of shop and for retention as built of shopfront.

Location Dodsboro Road, Lucan, Co. Dublin.

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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

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for SENIOR ADMINISTRATIVE OFFICER 24/04/97

Larkin & Partners,
1 Fitzwilliam Street Upper,
Dublin 2.

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 shop front shall be painted, not varnished or stained.
REASON:
In the interest of the proper planning and development of the area.
- 3 Other than signage to the shop front which shall take the form of either hand painted traditional type lettering or individually mounted lettering, no other advertising signs or devices shall be painted or erected on the premises, except those which are exempted under the provisions of the Local Government (Planning and Development) Regulations, 1994, as amended 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.
- 4 Lighting to the shop front shall be designed and constructed so as not to cause traffic hazard by reason of glare or otherwise to users of the adjoining public roads.
REASON:

- 5 The development shall not encroach on the laneway to the south of the application site and the laneway shall be kept clear at all times over it's full length.

REASON:

In the interests of the proper planning and development of the area and to ensure the availability of access to the rear of adjoining properties.

- 6 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.

- 7 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.

- 8 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.

- 9 That a financial contribution in the sum of £380 (three 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

will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 10 That a financial contribution in the sum of money equivalent to the value of £400 (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:

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.