

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0671	
1. Location	St. Andrew's Court, rear 11-13 Main Street, Lucan, Co. Dublin.		
2. Development	6 apartments in 2 storey block.		
3. Date of Application	18/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/01/97 2.	1. 21/01/97 2.
4. Submitted by	Name: Don Cromer, Address: Architects, 3 Lime Court, Lime Street,		
5. Applicant	Name: Mr. J. Linnane, Address: 39 Kew Park Avenue, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0517 Date 19/03/97	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0872 Date 01/05/97	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.	

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Don Cromer,
Architects,
3 Lime Court,
Lime Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0872	Date of Final Grant 01/05/97
Decision Order Number 0517	Date of Decision 19/03/97
Register Reference S96A/0671	Date 21st January 1997

Applicant Mr. J. Linnane,

Development 6 apartments in 2 storey block.

Location St. Andrew's Court, rear 11-13 Main Street, Lucan, Co. Dublin.

Floor Area 0.000 Sq Metres

Time extension(s) up to and including

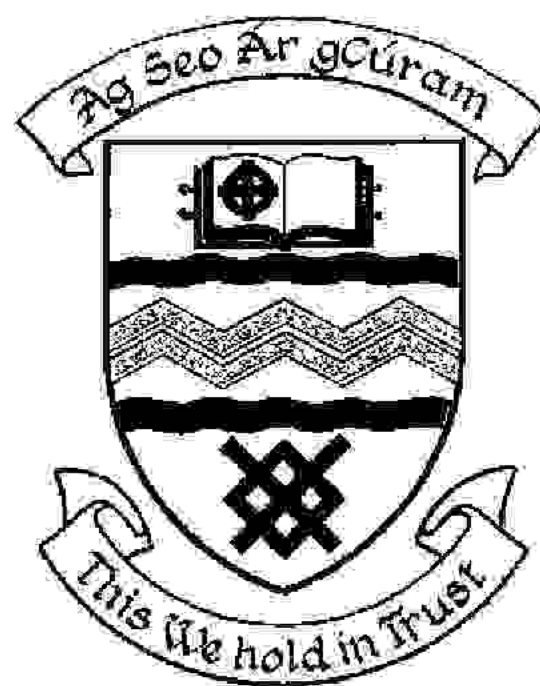
Additional Information Requested/Received 16/01/97 /21/01/97

A Permission has been granted for the development described above,
subject to the following (24) Conditions.

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Conditions and Reasons

- 1 Subject to the conditions set out below the development shall be undertaken in accordance with the submitted plans and details as amended by the revised plans and details received by the Planning Authority on the 7th February, 1997.
REASON:
 In the interests of the proper planning and development of the area.

- 2 External finishes and colours including roof materials shall be in keeping with the existing apartment building abutting the site to the north-west.
REASON:
 In the interests of the proper planning and development of the area.

- 3 Prior to the commencement of development details of proposed boundary treatment shall be submitted to and be to the satisfaction of the Planning Authority. Boundary treatment shall provide for the retention/repositioning of the random stone walls adjacent to the southern and western boundaries to a line, level and specification to the satisfaction of the Planning Authority.
REASON:
 In the interest of the visual amenities of the area.

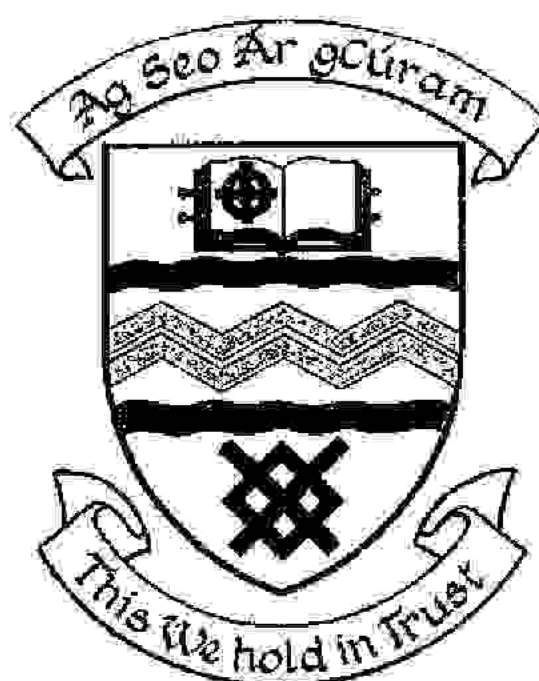
- 4 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
REASON:
 In the interest of the proper planning and development of the area.

- 5 That each proposed apartment be used as a single dwelling unit.
REASON:
 To prevent unauthorised development.

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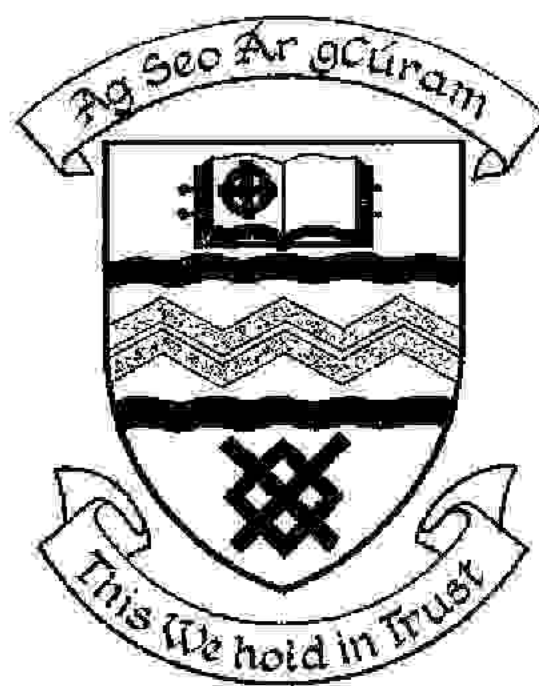


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- 6 That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
REASON:
To protect the amenities of the area.
- 7 That all public services 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 no apartment 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.
- 9 That the area shown as open space be levelled, soiled and seeded and landscaped to the satisfaction of the County Council and to be available for use by residents on completion of their apartments.
REASON:
In the interest of the proper planning and development of the area.
- 10 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.
- 11 That all watermain tapplings, 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

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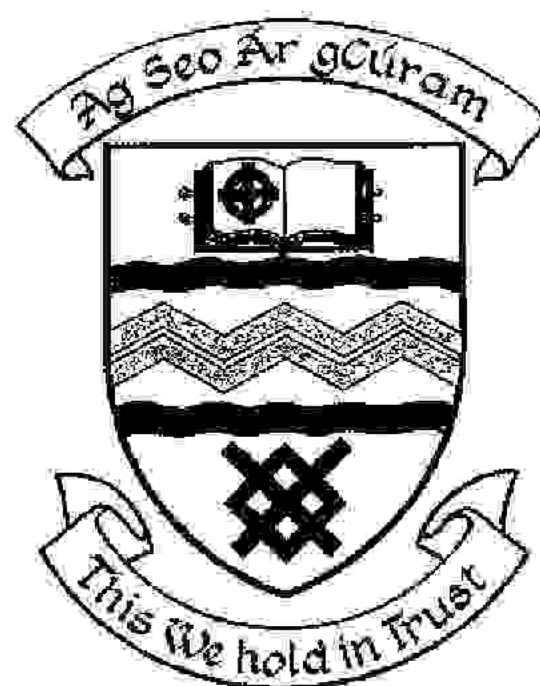
proposed development it is considered reasonable that the Council should recoup the cost.

- 12 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.
- 13 Prior to the commencement of development full details of foul and surface water drainage systems, including pipe sizes, gradients, invert and cover levels up to and including connection to the public sewer shall be submitted to and be to the satisfaction of the Planning Authority. Separate foul and surface water systems which are required within the site may be combined immediately prior to connection to existing public combined sewer. Surface water from the development shall be diverted to new public surface water sewer as and when this sewer is provided, at the expense of the owner(s) of the development.
REASON:
In the interests of public health and a proper standards of development.
- 14 Prior to the commencement of development a detailed water main layout for the development shall be submitted to and be to the satisfaction of the Planning Authority.
REASON:
In the interests of public health and a proper standard of development.
- 15 That an acceptable apartment naming and numbering scheme 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.
- 16 Proposed car parking bay no. 13 shall be omitted and this area shall be used as part of the open space area for the development.
REASON:

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

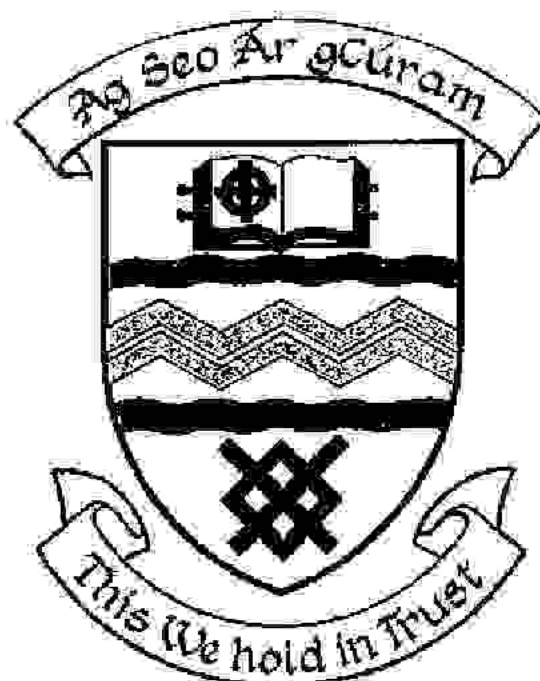
- 17 The radii for the access roads at the south-eastern and south-western corners of the site shall be 6.0 metres.
REASON:
In the interests of ensuring ease of movement for vehicles.

- 18 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.

- 19 That a financial contribution in the sum of money equivalent to the value of £4,500 (four thousand five 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.

- 20 That a financial contribution in the sum of £2,400 (two thousand four hundred pounds) be paid by the proposer to

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South Dublin County Council towards the cost of improvements to the water supply in the area which will 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 roads, open space, car parks, sewers, watermains or drains has been given by:-

A. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £5,000 (five thousand pounds)

OR...../

B. Lodgement with the Council of a Cash Sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion if such services are not provided to its satisfaction.

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 £2,800 (two thousand eight hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of diversionary works to the sewer system in the Lucan area which will facilitate the proposed development; this contribution to be paid before the commencement of development on site.

REASON:

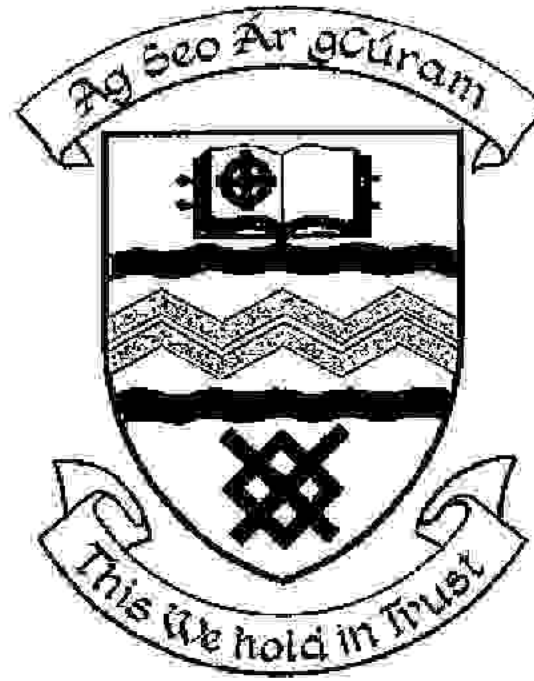
The provision of such service in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of providing the service.

- 23 That a financial contribution in the sum of £3,000 (three thousand pounds) be paid by the proposer to South Dublin County Council towards the cost of provision and development

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of Class 1 public open space at Griffeen Valley Regional Park which will serve the proposed 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 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.



- 24 That a financial contribution in the sum of £1,680 (one thousand six 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.

- (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.

 
May 1997
 for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 0089	Date of Order 16/01/97
Register Reference S96A/0671	Date 18th December 1996

Applicant Mr. J. Linnane,
Development 6 apartments in 2 storey block.
Location St. Andrew's Court, rear 11-13 Main Street, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 07.01.1997 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is not visible and legible by persons using the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

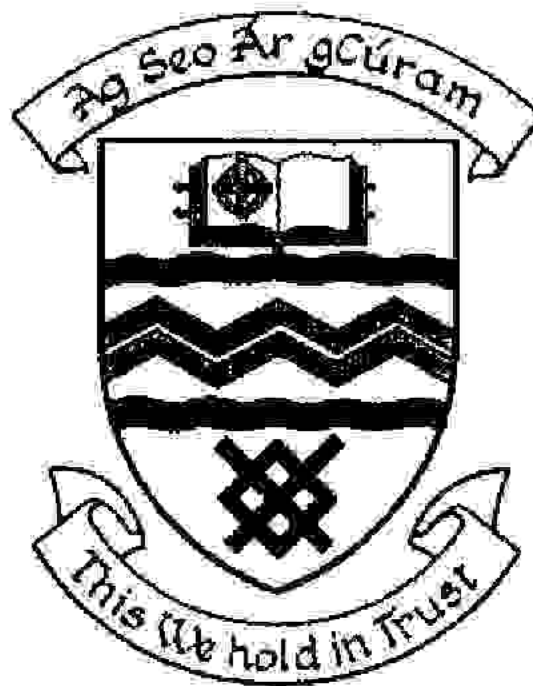
- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority."
4. Must state:
 - (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.

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- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

16/01/97