

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0659	
1. Location	Chapel Hill, Lucan, Co. Dublin.		
2. Development	Two number retail units to ground floor and office space to first floor.		
3. Date of Application	10/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 06/02/97 2.	1. 18/07/97 2.
4. Submitted by	Name: C.P. Cawley, Address: 100 Willbrook, Rathfarnham, Dublin 14.		
5. Applicant	Name: M. Mitchell, Address: Lucan Veterinary Hospital, Chapel Hill, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1860 Date 16/09/97	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.	

**SOUTH DUBLIN COUNTY COUNCIL
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1860	Date of Decision 16/09/97
Register Reference S96A/0659	Date 10th December 1996

Applicant M. Mitchell,
Development Two number retail units to ground floor and office space
to first floor.
Location Chapel Hill, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 06/02/97 /18/07/97

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

16/09/97

C.P. Cawley,
100 Willbrook,
Rathfarnham,
Dublin 14.

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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 by way of further information on the 18th July, 1997.
REASON:
In the interests of the proper planning and development of the area.
- 2 Signage to the proposed building shall be restricted to the 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:
In the interests of the control of advertising with respect to the visual amenities of the area.
- 3 Notwithstanding condition no. 2 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.
- 4 Roof materials shall be blue/black slates. External elevations shall be smooth or nap plaster and painted. Details to be submitted to the satisfaction of the Planning Authority prior to the commencement of development.
REASON:
In the interests of visual amenity.
- 5 The proposed shop fronts shall be painted, not varnished or stained. Roller shutters, if installed, shall be

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located behind glazing and shall be of the perforated type only.

REASON:

In the interests of visual amenity.

- 6 No development shall take place on foot of this permission until the prior written consent is first received from property owners into which foul and surface water drainage is to be discharged.

REASON:

In the interests of the proper planning and development of the area, public health and the prevention of unauthorised development.

- 7 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.

- 8 Adequate provision is to be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 9 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.

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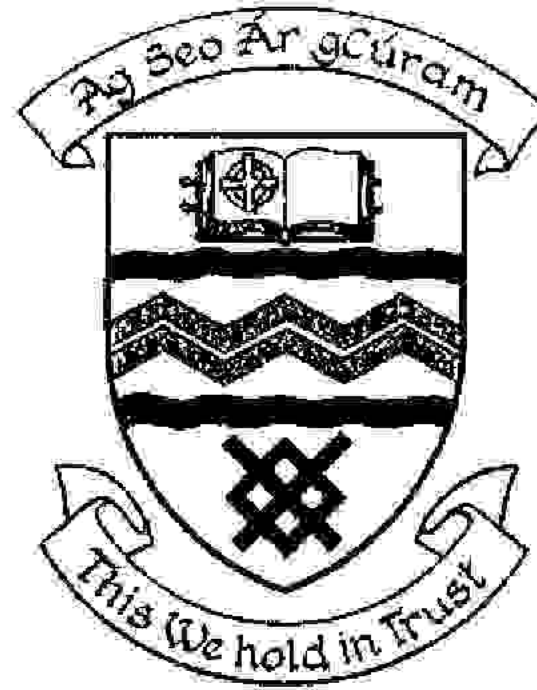
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- 10 That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.
REASON:
In the interest of amenity.
- 11 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular the applicant shall, prior to the commencement of development, submit full detailed foul and surface water drainage layout including pipe sizes, gradients, cover and invert levels up to and including discharge to public sewer, ensure full and complete separation of foul and surface water systems and provide suitable grease traps for kitchen and food preparation areas.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 12 That a financial contribution in the sum of £1,809 (one thousand eight hundred and nine 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.
- 13 That a financial contribution in the sum of £12,500 per hectare (twelve thousand, five hundred pounds) be paid by the proposer to South Dublin County Council towards Lucan Village surface water separation scheme and which facilitate this development; this contribution to be paid before the

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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.

- 14 That a financial contribution in the sum of money equivalent to the value of £11,000 (eleven 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 traffic management and provision of car parking 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.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

Planning Register Reference Number: S96A/0659

APPEAL by Sean Tuohy of Park Lodge, Chapel Hill, Lucan, County Dublin against the decision made on the 16th day of September, 1997 by the Council of the County of South Dublin to grant subject to conditions a permission to M. Mitchell care of C.P. Cawley, 100 Willbrook, Rathfarnham, Dublin for development comprising two number retail units to ground floor and office space to first floor at Chapel Hill, 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 infill nature of the development site, and to the nature and scale of the development proposed, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of properties in the vicinity 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 drawings submitted to the planning authority on the 10th day of December, 1996 and as amended by a further revision received on the 18th day of July, 1997, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. A pathway, one metre in width and free from development, shall be provided between the eastern, western and southern boundaries of the site and the structure proposed therein.

Reason: In order to provide adequate on-site facilities for purposes of maintenance and external waste storage.

Don.

8. 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.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

9. 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 road improvements and car parking arrangements 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.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

Reason: It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 30th day of April 1998.



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

Decision Order Number 0244	Date of Decision 06/02/97
Register Reference S96A/0659	Date 10th December 1996

Applicant M. Mitchell,
Development Two number retail units to ground floor and office space to first floor.

Location Chapel Hill, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 10/12/96 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 requested to submit layout including pipe sizes and levels (cover and invert) and gradients from site to and including point of connection to public foul sewer. Please note that there is no foul sewer in front of the site and that the nearest public foul sewer is 40 metres uphill from the site.
- 2 The applicant is requested to obtain written permission from the Council's Roads Department to connect to Roads Department surface water pipe.
- 3 The applicant is requested to submit 1:500 block plan showing the relationship of the proposed building to existing buildings and site boundaries to the east and west of the site, to the public road to the north of the site and

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to the rear boundary lines of properties to the south of the site.

- 4 It would appear from submitted plans that it is intended to construct the building on part of a former laneway to the rear of the site. The applicant is to confirm ownership of this portion of site, and of the rest of the site. In this regard it is noted that South Dublin County Council considered that it owns portion of the site.

- 5 It would appear from submitted drawing that it is intended to construct the rear wall of the proposed building on the party wall between the application site and the boundary of the houses to the rear. Submit written evidence of agreement from the owners of the properties to the rear to (a) enter onto these properties to carry out the development and (b) allow overhanging of eaves, gutters and downpipes onto these properties.

NOTE: The applicant is advised that the proposed elevational treatment to Chapel Hill may not be acceptable to the Planning Authority, particularly with regard to proposed dormer windows at first floor level. The applicant is advised to contact the Planning Department to discuss alternative elevational treatment.

- 6 Details of any proposed off street car parking facilities are required.

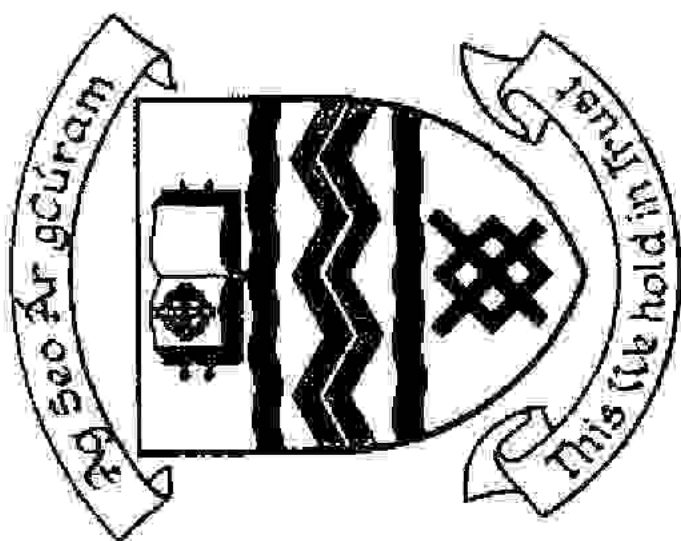
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signed on behalf of south dublin county council


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for Senior Administrative Officer

06/02/97