

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0557	
1. Location	Outer Ring Road, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	Revisions to previously approved permission (PL 06S/096976) for commercial development comprising public house, associated restaurant, function room, off licence and car parking.		
3. Date of Application	17/10/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Project Architects, Address: Flemings Court, Flemings Place, Dublin 4.		
5. Applicant	Name: Ballymore Homes Limited, Address: 35-36 St. Stephens Green, Dublin 2.		
6. Decision	O.C.M. No. 2356  Date: 06/12/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0119  Date: 20/01/97	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.			



# SOUTH DUBLIN COUNTY COUNCIL

## COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Project Architects,  
Flemings Court,  
Flemings Place,  
Dublin 4.

### NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0119	Date of Final Grant 20/01/97
Decision Order Number 2356	Date of Decision 06/12/96
Register Reference S96A/0557	Date 17th October 1996

**Applicant** Ballymore Homes Limited,

**Development** Revisions to previously approved permission (PL 06S/096976) for commercial development comprising public house, associated restaurant, function room, off licence and car parking.

**Location** Outer Ring Road, Ballyowen Lane, Lucan, Co. Dublin.

**Floor Area** 960.000 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 (12) Conditions.

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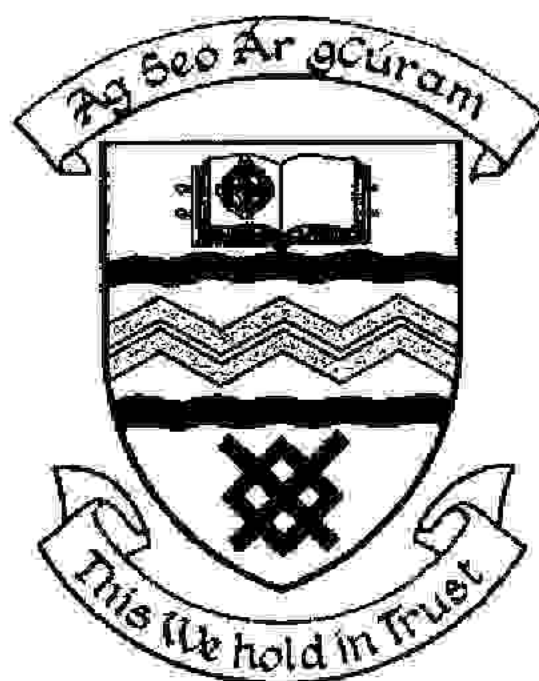
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**Conditions and Reasons**

- 1 Subject to the conditions set out below, the development shall be undertaken strictly in accordance with the submitted plans and details and shall otherwise strictly accord with the terms and conditions of planning permission ref. PL 06S. 096976 (South Dublin County Council reference S94A/0503) including the financial conditions thereof as well as condition no. 8 of the permission relating to the phasing of the individual elements of the overall development.  
**REASON:**  
 In the interest of the proper planning and development of the area.
  
- 2 Details of external finishes including roof materials and colours 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 visual amenities of the area.
  
- 3 At least 140 car parking spaces, in proximity to and available to customers of the public house facility, shall be completed to the satisfaction of the Planning Authority, prior to the first commencement of trade at the site.  
**REASON:**  
 In the interest of orderly development and the proper planning and development of the area.
  
- 4 Car parking bay numbers 114 to 122 at the south-western corner of the site shall be relocated to another part of the site to the satisfaction of the Planning Authority. The area of these bays, and the circulation lane shall be landscaped and planted and shall incorporate a suitable feature. Details shall be submitted to and be to the satisfaction of the Planning Authority prior to the commencement of development.  
**REASON:**  
 In the interest of visual amenity, to provide visual relief in terms of the overall car parking layout of the area and to provide a visual feature at this important junction in the area.



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- 5 Revised details to be provided for screening of the delivery areas on the northern and southern elevations shall be submitted to and be to the satisfaction of the Planning Authority, prior to the commencement of development.

**REASON:**

In the interests of visual amenity.

- 6 Prior to the commencement of development, revised details shall be submitted to provide for increased levels of fenestrational detail on each of the elevations of the premises, and particularly the ground floor western elevation.

**REASON:**

In the interests of visual amenity.

- 7 Prior to the commencement of development full details of all proposed external advertising signs and devices for the premises and the site, including methods of illumination, if any, shall be submitted to the satisfaction of the Planning Authority.

**REASON:**

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

- 8 Notwithstanding condition no. 7 above, no additional advertising signs shall be painted or erected on the premises or the site without first receiving a separate planning permission from South Dublin County Council, whether or not such advertising signs or devices might otherwise constitute exempted development.

**REASON:**

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

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- 9 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.
- 10 That arrangements be made with regard to the lodgement of security in the form of an approved Insurance Company Bond or Letter of Guarantee in the sum of £125,000 (one hundred and twenty five thousand pounds) or a cash lodgement of £77,000 (seventy seven thousand pounds) in respect of the overall development as required by Condition No. 21 of planning permission granted by An Bord Pleanála under Reference PL 06S.096976, Reg. Ref. S94A/0503; arrangements to be made prior to commencement of development on site.  
**REASON:**  
To ensure the satisfactory completion of the development.
- 11 That arrangements be made with regard to the payment of the financial contribution in the sum of £109,340 (one hundred and nine thousand, three hundred and forty pounds) in respect of the overall development as required by Condition No. 22 of planning permission granted by An Bord Pleanála under Register Reference PL 06S.096976, Reg. Ref. S94A/0503; arrangement to be made prior to 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 road improvement works and traffic management schemes facilitating the proposed development.
- 12 That arrangements be made with regard to the payment of the financial contribution in the sum of £63,013 (sixty three thousand and thirteen pounds) in respect of the overall development as required by Condition No. 23 of planning permission granted by An Bord Pleanála under Reference PL 06S.096976, Reg. Ref. S94A/0503; arrangements to be made prior to commencement of development on site.  
**REASON:**  
The provision of such services in the area by the Council



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

All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (Planning and Development) Acts, 1963 - 1993, not less than seven days and not more than twenty-one days before development commences. A copy of the form of commencement notice is attached.

In addition, a Fire Certificate must be obtained from the Building Control Authority in respect of the erection, alteration or change of use of all buildings other than dwelling houses.

Signed on behalf of South Dublin County Council.

 ..... 21 January 1997  
for SENIOR ADMINISTRATIVE OFFICER