

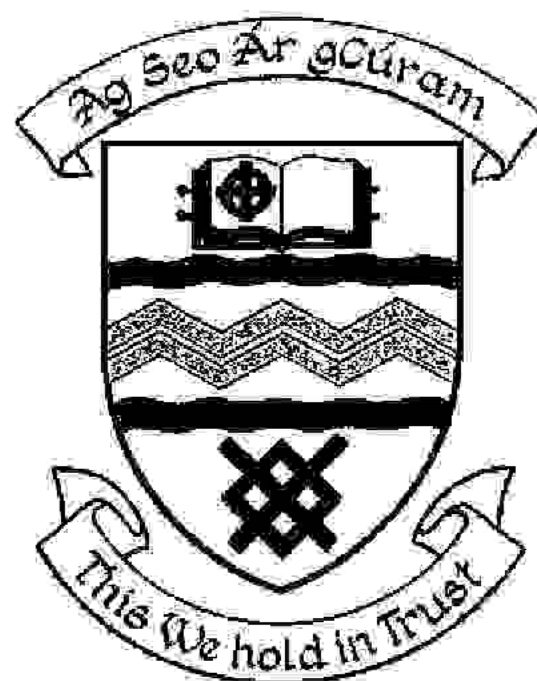
| | | | |
|-----------------------------|---|--|-------------------|
| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0554 | |
| 1. Location | Moat Lodge, B&B, Newcastle Road, Lucan. | | |
| 2. Development | 1 guest bedroom suite, porch and conservatory extension at ground floor, 4 guest bedroom suites as a 1st floor extension with new roof over the existing guest rooms accommodation and additional car parking facility. | | |
| 3. Date of Application | 17/10/96 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 10/12/96 2. | 1. 23/01/97 2. |
| 4. Submitted by | Name: F.D. Breitenstein Studio D'architectes, Address: 121 Boulevard North, Bayside, Dublin 13. | | |
| 5. Applicant | Name: C. Egan, Address: Moat Lodge, Newcastle Road, Lucan. | | |
| 6. Decision | O.C.M. No. 0528 Date 20/03/97 | 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. | |

SOUTH DUBLIN COUNTY COUNCIL

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
Facs: 01-462 0104



PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

F.D. Breitenstein Studio D'architectes,
121 Boulevard North,
Bayside,
Dublin 13.

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 0528 | Date of Decision 20/03/97 |
| Register Reference S96A/0554 | Date 23rd January 1997 |

Applicant C. Egan,

Development 1 guest bedroom suite, porch and conservatory extension at ground floor, 4 guest bedroom suites as a 1st floor extension with new roof over the existing guest rooms accommodation and additional car parking facility.

Location Moat Lodge, B&B, Newcastle Road, Lucan.

Floor Area 125.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 10/12/96 /23/01/97

A Permission has been granted for the development described above,
subject to the following (15) Conditions.

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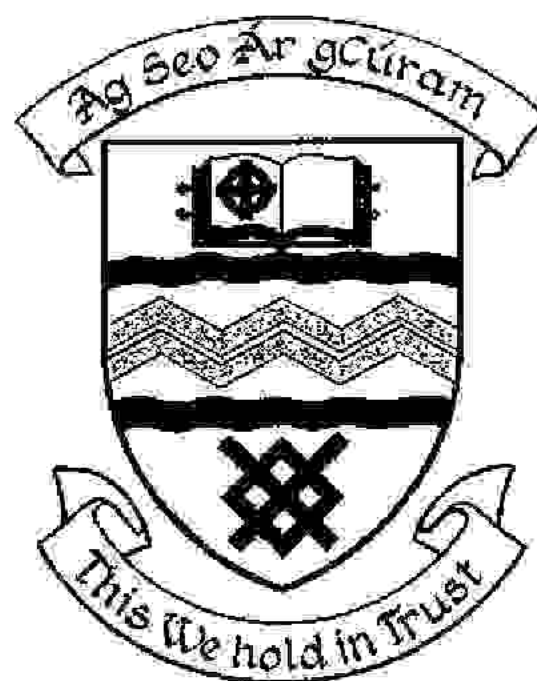
Conditions and Reasons

- 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 23rd January 1997.
REASON:
In the interests of the proper planning and development of the area.
- 2 That all external finishes, including roof materials, harmonise in colour and texture with the existing premises.
REASON:
In the interests of visual amenity.
- 3 The two car parking spaces proposed at the northern-eastern corner of the site (adjacent to the mature sycamore tree) as shown on the submitted drawing received on the 23rd January shall be omitted. This area shall be retained in it's present form.
REASON:
In the interests of the protection of the mature tree at this part of the site in the interests of visual amenity and compliance with Development Plan objectives to protect and preserve trees and woodlands in this area.
- 4 Other than that section of the wall on the Adamstown Road frontage of the site to be lowered to provide improved visibility as shown on the drawings received by the Planning Authority on the 23rd January, 1997, the remaining section of the stone wall on the western boundary of the site shall be protected during the course of development and shall be retained thereafter.
REASON:
In the interests of visual amenity having regard to the contribution which this stone wall makes to this approach to Lucan Village.
- 5 That part of the western boundary wall to be lowered to provide improved visibility at the site frontage shall not be lowered below a height of 900mm.

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REASON:

In the interests of visual amenity.

- 6 The existing hedge on the western boundary of the site (Adamstown Road frontage) shall be protected during the course of development and shall be retained thereafter.

REASON:

In the interests of visual amenity.

- 7 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.

REASON:

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

- 8 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.

- 9 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.

- 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 The car parking and circulation areas shall be surfaced with a hardwearing and durable material. Gravel or other loose material is not acceptable.

REASON:

In the interests of the proper planning and development of the area and the prevention of the creation of a traffic hazard.

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- 12 The entrance area shall be designed and constructed in such a manner as to ensure that surface water from the site does not enter onto the public road and surface water drainage from the public road is not adversely interfered with.

REASON:

In the interest of the proper planning and development of the area and the prevention of the creation of a traffic hazard.

- 13 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.

- 14 That a financial contribution in the sum of money equivalent to the value of £800 (eight 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:

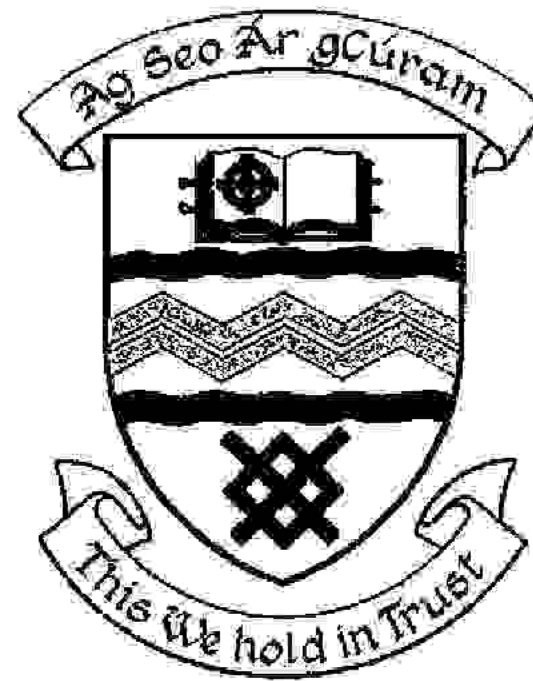
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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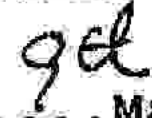
- 15 That a financial contribution in the sum of £1,066 (one thousand and sixty six pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

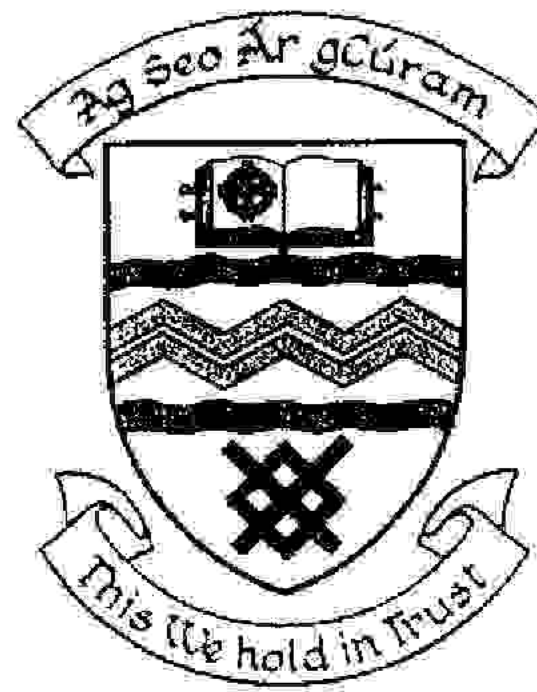
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- (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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Facs: 01-462 0104

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Town Centre, Tallaght,
Dublin 24.

Telephone: 01-462 0000
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 2381 | Date of Decision 10/12/96 |
| Register Reference S96A/0554 | Date 17th October 1996 |

Applicant C. Egan,
Development 1 guest bedroom suite, porch and conservatory extension at ground floor, 4 guest bedroom suites as a 1st floor extension with new roof over the existing guest rooms accommodation and additional car parking facility.

Location Moat Lodge, B&B, Newcastle Road, Lucan.

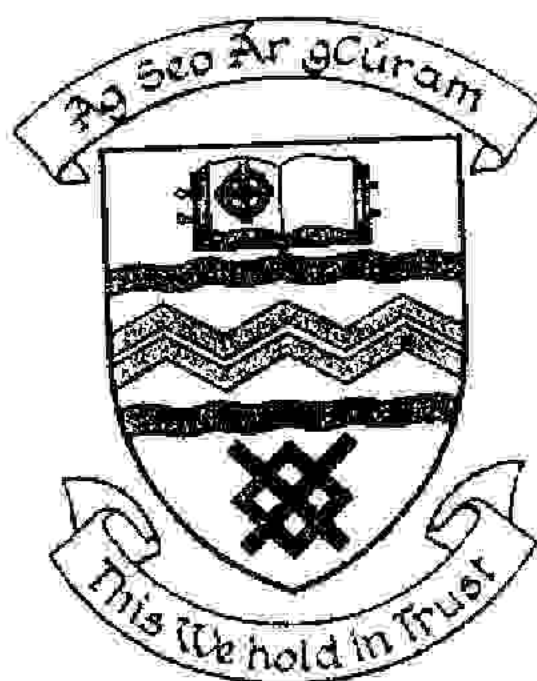
App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 17/10/96 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 Submit tree survey of the site with particular reference to trees which may be affected by the additional car parking area on the eastern site boundary. The tree survey should mark clearly trees to be retained and trees to be removed to facilitate the proposed development.
- 2 Submit proposals to improve visibility at the site entrance.
- 3 Confirm distances between the proposed porch and proposed bedroom no. 5 and the western site boundary with particular reference to circulation space at the western side of the

F.D. Breitenstein Studio D'architectes,
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REG REF. S96A/0554

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building in the event of the porch and bedroom no. 5 being
constructed.

signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/12/96