	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0545
1. Location	Junction of Adamstown Road and Lucan Road, Lucan.	
2. Development	Two storey building containing a shop at ground floor and apartment at first floor and the conversion of an existing two-storey building to two apartments including a first floor extension to rear.	
3. Date of Application	11/10/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 09/12/96 2. / 1. 06/07/98 2.
4. Submitted by	Name: JB Consultants, Address: 9 Ballyowen Road,Lucan, Co. Dublin.	
5. Applicant	Name: Tom Mulligan Address: 37 Shepperton Road, London, N13 DH.	
6. Decision	O.C.M. No. 1771 Date 03/09/98	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2114 Date 14/10/98	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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JB Consultants,
9 Ballyowen Road,
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2114	**Date of Final Grant** 14/10/98
Decision Order Number 1771	**Date of Decision** 03/09/98
Register Reference S96A/0545	**Date** 6th July 1998

Applicant Tom Mulligan

Development Two storey building containing a shop at ground floor and apartment at first floor and the conversion of an existing two-storey building to two apartments including a first floor extension to rear.

Location Junction of Adamstown Road and Lucan Road, Lucan.

Floor Area 73.260 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 09/12/96 /06/07/98

A Permission has been granted for the development described above, subject to the following (12) Conditions.

REG REF. S96A/0545

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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 amended by Additional Information received on 01/07/98, 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 front of the infill building to be faced in stonework to match the finish of the existing corner building. The infill building to have roof finished in slates to match the corner building and windows and doors must be constructed using timber with a design compatible with the corner building. Details to be agreed with the Planning Authority.
REASON:
In the interest of the proper planning and development of the area.

3 The boundary wall and railings to be restored. Details to be agreed in writing with the Planning Authority prior to the commencement of development.
REASON:
In the interest of the proper planning and development of the area.

4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanala on appeal.
REASON:
In the interest of the proper planning and development of the area.

5 Car parking spaces No. 7 and 8 to be laid out under the supervision of the Area Maintenance Engineer of the Council. All necessary insurances indemnifying the Council during operations shall be provided by the applicant at his expense.
REASON:
In the interest of the proper planning and development of the area.

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6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.

7 In relation to condition No. 6 the following requirements must be adhered to:-

a. Applicant to ensure full and complete separation of foul and surface water systems;
b. No discharge of trade effluent without the appropriate license under Section 16 of the Water Pollution Acts 1977-1990;
c. Front foundation of building to be constructed below invert level of public sewers in footpath.

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

8 That a financial contribution in the sum of £2,473 (two thousand four hundred and seventy three 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.

9 That a financial contribution in the sum of money equivalent to the value of £4,970 (four thousand nine hundred and seventy 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

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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.

10 That a financial contribution in the sum of £1,250 (one thousand two hundred and fifty pounds) PER HECTARE be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on 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 the works.

11 That a financial contribution in the sum of £400 (four hundred pounds) PER DWELLING be paid by the proposer to South Dublin County Council towards the cost of the Lucan/ Palmerstown Water Supply Improvement Scheme which serves this development; this contribution to be paid before the commencement of development on site.
REASON:
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

12 That a financial contribution in the sum of £2,500 (two thousand five hundred pounds) PER HECTARE be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; 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

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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.

.....12. October 1998
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2368	**Date of Decision** 09/12/96
Register Reference S96A/0545	**Date** 11th October 1996

Applicant Tom Mulligan
Development Two storey building containing a shop at ground floor and apartment at first floor and the conversion of an existing two-storey building to two apartments including a first floor extension to rear.

Location Junction of Adamstown Road and Lucan Road, Lucan.

App. Type Permission

Dear Sir/Madam,
With reference to your planning application, received on 11/10/96 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 correctly scaled drawings of car parking and circulation areas to the rear of the proposed development as well as other buildings on the site.

2 Submit 1:100 layout plan showing adjoining lands to the south of the site and Adamstown Road including footpath on the west side of the road.

3 Submit letter from owner of the sewer to the rear of the property enabling applicant to connect to the sewer and to carry out necessary associated works.

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9 Ballyowen Road,
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4 Confirm which Council sewer on the Adamstown Road into which it is proposed to connect. Note that the sewer on the east side of the road is an over-flow sewer only.

5 Submit full details of proposed drainage and water supply proposals for the proposed development, including pipe diameters, falls and connections.

6 Confirm ownership details in the south-eastern corner of the site, including public or private rights of way in this area.

7 Proposed on-site car parking does not meet the minimum Development Plan standards for such development in terms of circulation proposals. Submit additional on-site circulation and turning areas.

8 Amend drawings to show accurate elevations to the building to the east of the application site (Roma take-away).

NOTE: The applicant is advised that the elevations to the Lucan Raod frontage of the proposed retail building are unlikely to be acceptable to the Planning Authority having regard to the proximity of the proposed building to the existing stone building to the west. You are further advised to contact the appropriate sections of the Council prior to the submission of the above further information.

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Signed on behalf of South Dublin County Council

..... 09/12/96
for Senior Administrative Officer