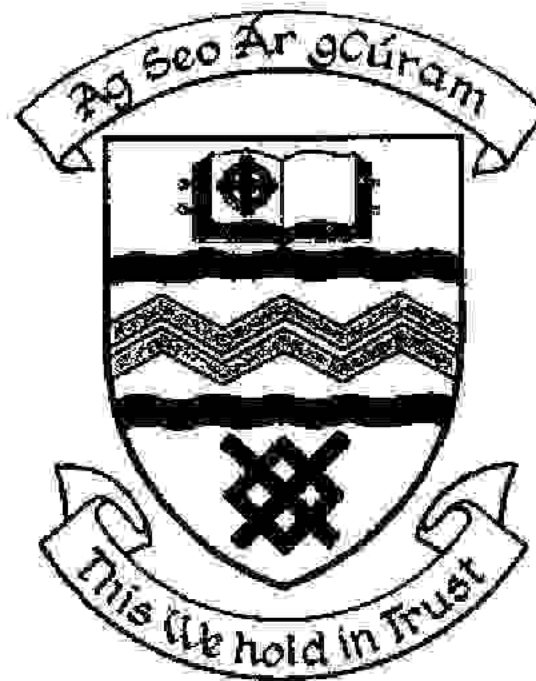


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0428	
1. Location	No. 1 and 2 The Mall, Lucan, Co. Dublin.		
2. Development	Amendments to previously approved 3 storey residential development consisting of 10 no. apartments (ref. PL06S.097744) including the provision of pedestrian access to river front, alterations to apartment layouts with associated elevational alterations at the rear.		
3. Date of Application	30/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/08/96 2.	1. 04/09/96 2.
4. Submitted by	Name: Fitzgerald Reddy & Associates, Address: 26 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Ellier Developments, Address: 11 Clanwilliam Terrace, Dublin 2.		
6. Decision	O.C.M. No. 1983 Date 10/10/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2283 Date 27/11/96	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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Baile Átha Cliath 24.

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Dublin 24.

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Fitzgerald Reddy & Associates,
26 Upper Mount Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2283	Date of Final Grant 27/11/96
Decision Order Number 1983	Date of Decision 10/10/96
Register Reference S96A/0428	Date 4th September 1996

Applicant Ellier Developments,

Development Amendments to previously approved 3 storey residential development consisting of 10 no. apartments (ref. PL06S.097744) including the provision of pedestrian access to river front, alterations to apartment layouts with associated elevational alterations at the rear.

Location No. 1 and 2 The Mall, Lucan, Co. Dublin.

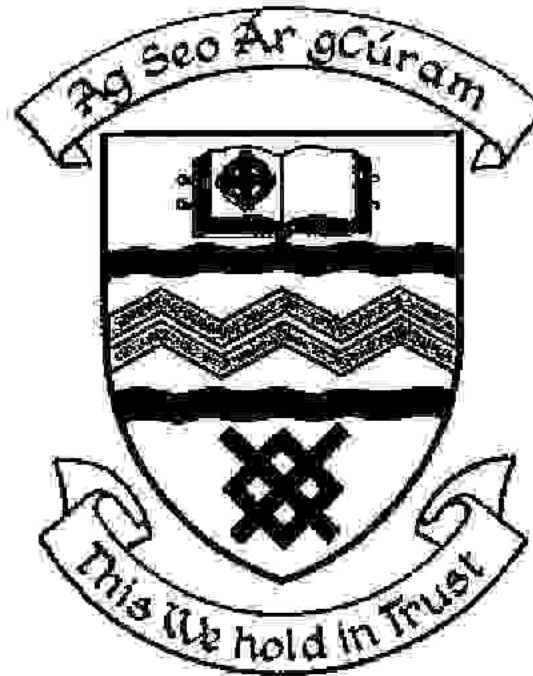
Floor Area 0.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/08/96 /04/09/96

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

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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 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 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That each proposed apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 4 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.
- 5 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.
- 6 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

In this regard the developer shall comply with the following prior to commencement of development:-

- (a) full and proper separation of foul and surface water sewers to be achieved;

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- (b) the proposed structure to be 5m clear of the existing 375mm diameter foul sewer;
- (c) details of foundations to stairways to be agreed with the Environmental Services Engineer in relation to the existing sewer;
- (d) Full details of proposed surface water drainage system including car parking area to be submitted and agreed;

REASON:

In order to comply with the Sanitary Services Acts, 1878-1964.

- 7 Details of all external materials, finishes including colour finishes, shall be submitted to and agreed with the Planning Authority prior to development commencing on site. In this regard roofs to be covered with Thrutone 2000 relief slates to match adjoining development to the east permitted under Reg. Ref. S94A/0387 and S94A/0028.

REASON:

in the interest of amenity.

- 8 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services, including maintenance, until taken in charge by the Local Authority for Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains, has been given by:-

- a. Lodgement with the Council of an approved Insurance Company Bond in the sum of £10,000 (ten thousand pounds) until such time as the Roads, Open Spaces, Car Parks, Sewers, Watermains and Drains are taken in charge by the Council.
 Or./...
- b. Lodgement with the Council of a Cash sum of £6,000 (six thousand pounds) to be applied by the Council at its absolute discretion if such services are not duly provided to its satisfaction on the provision and completion of such services to standard specifications.
 Or./...
- c. Lodgement with the Planning Authority of a letter of guarantee issued by the Construction Industry Federation in respect of the proposed development,

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in accordance with the guarantee scheme agreed with
 Planning Authority.

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.

- 9 That arrangements be made with regard to the payment of the financial contribution assessed in the sum of £2,160 (two thousand, one hundred and sixty pounds) as required by Condition No. 9 of planning permission granted by An Bord Pleanála under Register Reference S95A/0490. Arrangements to be made prior to 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 in respect of the provision of public water supplies and sewerage facilities facilitating the proposed development.

- 10 That arrangements be made with regard to the payment of the financial contribution assessed in the sum of £800 (eight hundred pounds) per unit as required by Condition No. 10 of planning permission granted by An Bord Pleanála under Register Reference S95A/0490. Arrangements to be made prior to the commencement of development on site.

REASON:

It is considered reasonable that the developer should contribute towards the expenditure proposed to be incurred by the Council in respect of road improvements facilitating the proposed development.

- 11 That details of the Management Scheme providing adequate arrangements for the future maintenance of the common area of the development be submitted to and agreed by the planning authority prior to the commencement of development.

REASON:

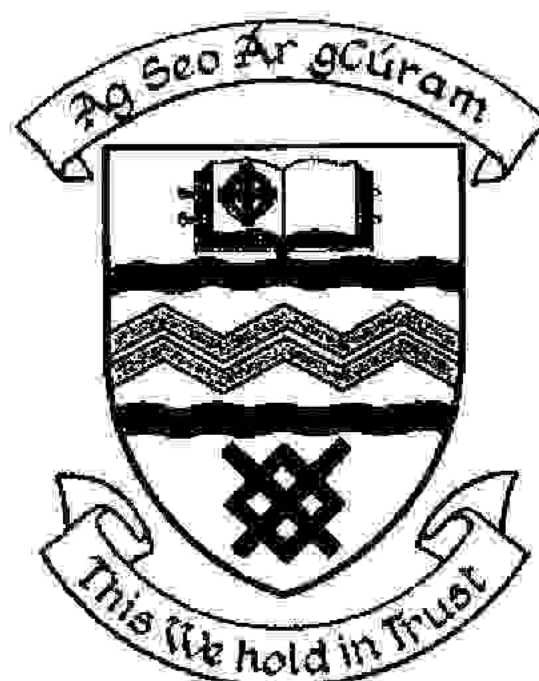
In the interest of future residential amenity.

- 12 That an apartment numbering and naming scheme be submitted to and approved by the planning authority prior to the commencement of development.

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REASON:

In the interest of orderly development.

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.

 28th November 1996
for SENIOR ADMINISTRATIVE OFFICER

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

Order Number 1601	Date of Order 16/08/96
Register Reference S96A/0428	Date 30th July 1996

Applicant Ellier Developments,

Development Amendments to previously approved 3 storey residential development consisting of 10 no. apartments (ref. PL06S.097744) including the provision of pedestrian access to river front, alterations to apartment layouts with associated elevational alterations at the rear.

Location No. 1 and 2 The Mall, Lucan, Co. Dublin.

Dear Sir/Madam,

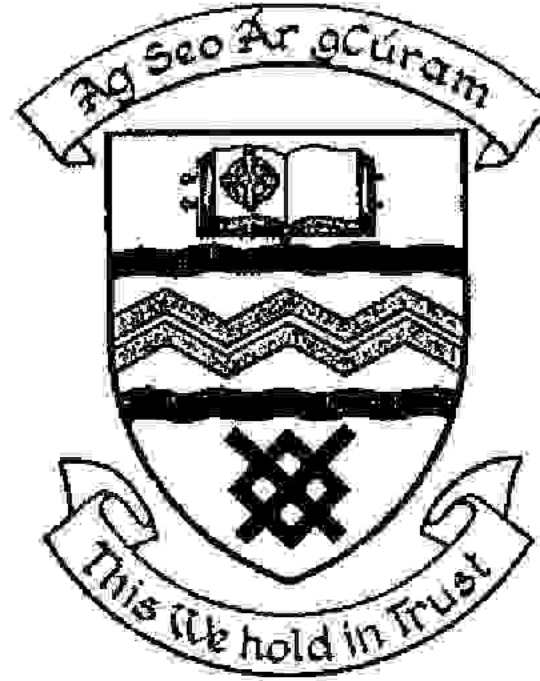
An inspection carried out on 9/8/96 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to the Department.

- (a) a copy of the text of the notice
- (b) a plan 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:
Fitzgerald Reddy & Associates,
26 Upper Mount Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S96A/0428

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-
- (a) Applicant's name
 - (b) whether application is for Permission, Outline Permission, or Approval.
 - (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.

19/08/96