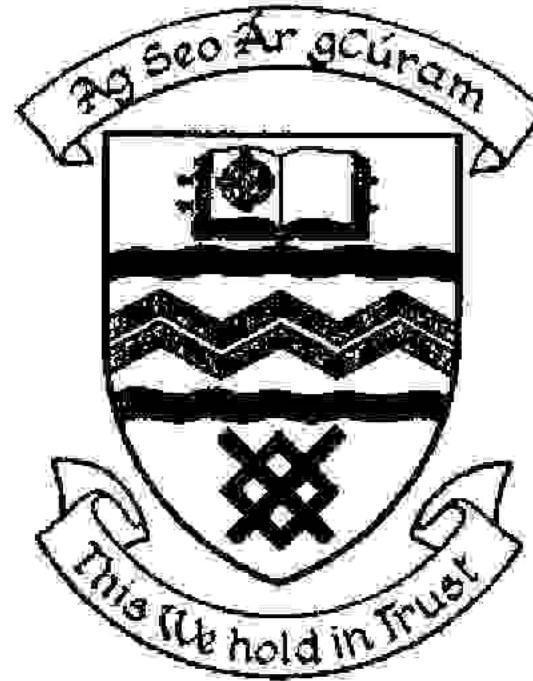


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0404
1. Location	11 Main Street, Lucan.	
2. Development	Restoration, extension and change of use from residential to office and retail use and construction of 3 no. residential units to rear.	
3. Date of Application	15/07/96	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Coll McCarthy Architects, Address: 137 Lr. Rathmines Road, Dublin 6.	
5. Applicant	Name: J. Coyne, Address: Eiscear Riada, Pettycannon, Lucan.	
6. Decision	O.C.M. No. 1787  Date 12/09/96	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 2068  Date 23/10/96	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.

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

<b>Decision Order Number</b> 1787	<b>Date of Decision</b> 12/09/96
<b>Register Reference</b> S96A/0404	<b>Date</b> 15th July 1996

**Applicant** J. Coyne,

**Development** Restoration, extension and change of use from residential to office and retail use and construction of 3 no. residential units to rear.

**Location** 11 Main Street, Lucan.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** /

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 ( 20 & ) on the attached Numbered Pages.  
Signed on behalf of the South Dublin County Council.

.....  
for SENIOR ADMINISTRATIVE OFFICER

12/09/96

Coll McCarthy Architects,  
137 Lr. Rathmines Road,  
Dublin 6.

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**Conditions and Reasons**

- 1 That a financial contribution in the sum of money equivalent to the value of £5,200 (five thousand two 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.

- 2 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) be paid by the proposed to South Dublin County Council towards the cost of the provision and/or development of Class 1 Public Open Space at Griffeen Valley Regional Park which will serve the proposed development; this contribution to be paid before commencement of development on site.

**REASON:**

It is considered reasonable that the developer shall contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.



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- 3 That a financial contribution in the sum of £2,407 (two thousand four hundred and seven pounds) be paid by the proposer to South Dublin County Council towards the cost of diversionary works to the sewer system in the Lucan area which will facilitate the proposed 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 providing the services.

- 4 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewer, watermains or drains has been given by:-

- a. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £5,000 (five thousand pounds).
- b. Lodgement with the Council of a cash sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion of such services are not provided to its satisfaction.

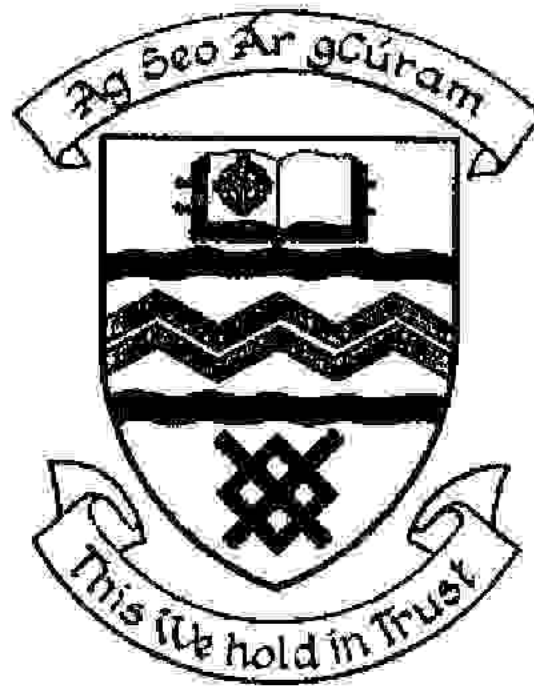
REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 5 With regard to the proposed apartments the details of the Management Agreement for the maintenance and control of the site should be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 6 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.

- 7 That a financial contribution in the sum of £4,511 (four thousand five hundred and eleven 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.

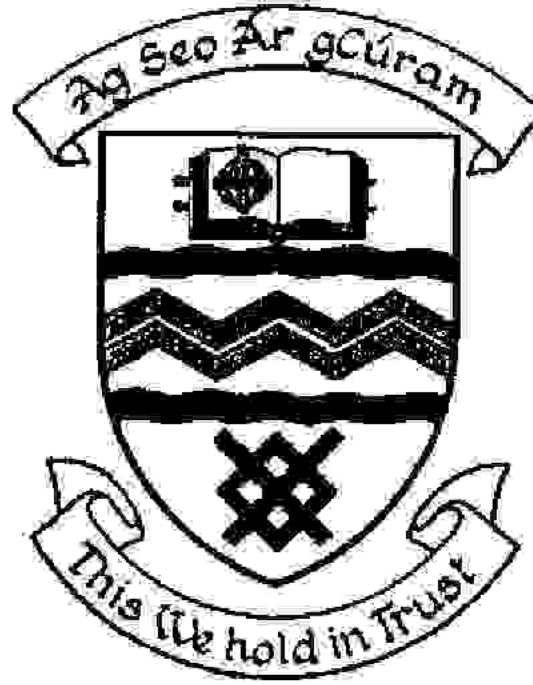
- 8 That a financial contribution in the sum of £1,200 (one thousand two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Water Supply Improvement Scheme; this contribution to be paid before the commencement of development on the site.

REASON:

The provision of this service 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 service.



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- 9 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.
- 10 That each proposed apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 11 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.
- 12 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.
- 13 That no apartment or office 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.
- 14 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof

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be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 15 That an acceptable apartment numbering and naming scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed apartments.

**REASON:**

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

- 16 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

**REASON:**

In the interest of reducing air pollution.

- 17 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) In this regard the developer shall construct separate drainage systems for both foul and surface water runoff to the front of the site, to be connected temporarily together into the existing foul system until the main surface water pipe is constructed. All surface water to be diverted to the main surface water sewer when it becomes available subject to the approval of the Environmental Services Department.

(b) Details of the proposed watermain layout to be submitted to and agreed with the Area Engineer, Deansrath Depot prior to commencement of works. Applicant may need to instal booster pumps at his



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own expense, or rising mains to ensure adequate  
service pressure to third storey units.

**REASON:**

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

- 18 That the proposed retail use be in accordance with use for  
the purposes of a shop as defined in the Local Government  
(Planning and Development) Regulations, 1994.

**REASON:**

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

- 19 The applicant shall send notification to the National  
Monuments Service, Department of Arts, Culture and the  
Gaeltacht of his/her intention to carry-out site preparation  
works at the proposed development site at least three weeks  
in advance of the commencement of works. This will enable  
the National Monuments Service to provide information and  
advice regarding the employment of an archaeologist to  
carry-out the required archaeological work.

The applicant shall employ a qualified archaeologist to  
carry-out Archaeological Monitoring of all sub-surface works  
carried-out within the proposed development site. This will  
include the archaeological monitoring of the excavation of  
trenches for foundations, services and drainage associated  
with the proposed extension and conversion.

Should archaeological material be discovered during the  
course of Archaeological Monitoring, the applicant shall  
facilitate the archaeologist in fully recording this  
material. The applicant shall also be prepared to be  
advised by the Department of Arts, Culture and the  
Gaeltacht, with regard to the appropriate course of action,  
should archaeological material be discovered.



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The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the National Monuments Service, Department of Arts, Culture and the Gaeltacht, within six weeks following the completion of Archaeological Monitoring.

REASON:

To facilitate the recording and protection of any items of archaeological significance that the site may possess.

- 20 That the applicant submit details of agreement with the owner(s) of No.12A to remove the butress at the corner of the building.

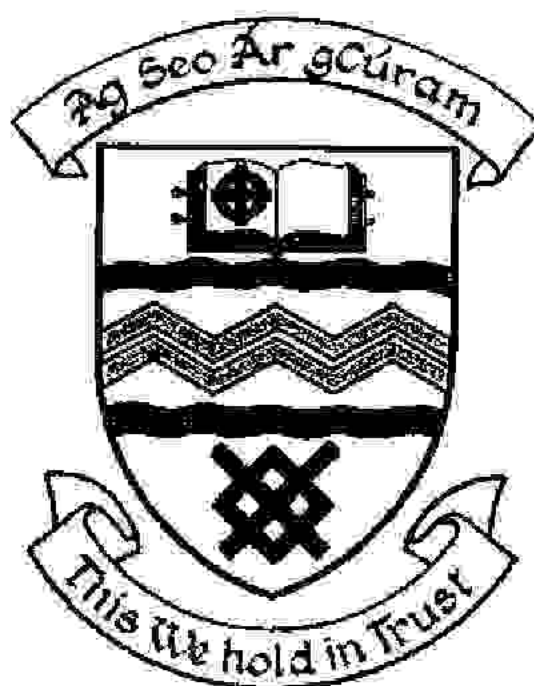
REASON:

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

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Coll McCarthy Architects,  
137 Lr. Rathmines Road,  
Dublin 6.

**NOTIFICATION OF GRANT OF Permission**

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

Final Grant Order Number 2068	Date of Final Grant 23/10/96
Decision Order Number 1787	Date of Decision 12/09/96
Register Reference S96A/0404	Date 15th July 1996

**Applicant** J. Coyne,

**Development** Restoration, extension and change of use from residential to office and retail use and construction of 3 no. residential units to rear.

**Location** 11 Main Street, Lucan.

**Floor Area** 280.000 Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

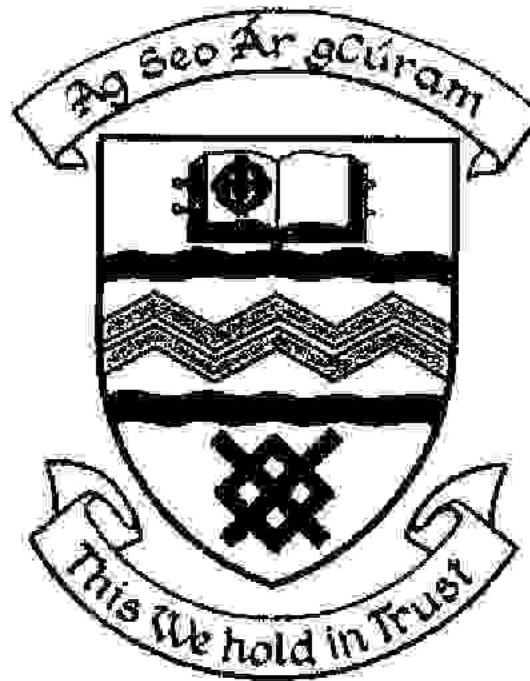
A Permission has been granted for the development described above,  
subject to the following (20) conditions.



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---

**Conditions and Reasons**

- 1 That a financial contribution in the sum of money equivalent to the value of £5,200 (five thousand two 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.

- 2 That a financial contribution in the sum of £1,500 (one thousand five hundred pounds) be paid by the proposed to South Dublin County Council towards the cost of the provision and/or development of Class 1 Public Open Space at Griffeen Valley Regional Park which will serve the proposed development; this contribution to be paid before commencement of development on site.

**REASON:**

It is considered reasonable that the developer shall contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on the provision and development of amenity lands in the area which will facilitate the proposed development.

- 3 That a financial contribution in the sum of £2,407 (two thousand four hundred and seven pounds) be paid by the proposer to South Dublin County Council towards the cost of diversionary works to the sewer system in the Lucan area which will facilitate the proposed 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

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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.

- 4 That no development under any permission granted pursuant to this decision be commenced until security for the provision and satisfactory completion of services including roads, open space, car parks, sewer, watermains or drains has been given by:-

- a. Lodgement with the Council of an approved bond or letter of guarantee in the sum of £5,000 (five thousand pounds).
- b. Lodgement with the Council of a cash sum of £5,000 (five thousand pounds) to be applied by the Council at its absolute discretion of such services are not provided to its satisfaction.

REASON:

To ensure that a ready sanction may be available to induce the provision of services and prevent disamenity in the development.

- 5 With regard to the proposed apartments the details of the Management Agreement for the maintenance and control of the site should be submitted to and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 6 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.



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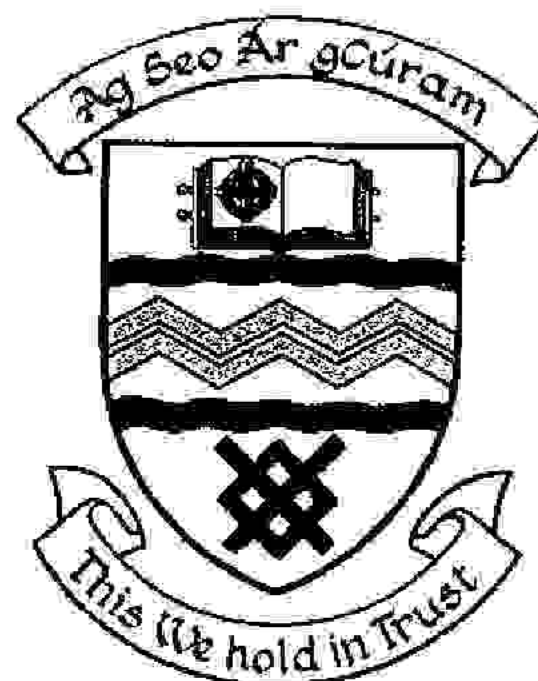


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- 7 That a financial contribution in the sum of £4,511 (four thousand five hundred and eleven pounds) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and 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.
- 8 That a financial contribution in the sum of £1,200 (one thousand two hundred pounds) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Water Supply Improvement Scheme; this contribution to be paid before the commencement of development on the site.  
REASON:  
The provision of this service 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 service.
- 9 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.
- 10 That each proposed apartment be used as a single dwelling unit.  
REASON:  
To prevent unauthorised development.
- 11 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.

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**REASON:**

To protect the amenities of the area.

- 12 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.

- 13 That no apartment or office 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.

- 14 That all watermain tapplings, branch connections, swabbing and chlorination be carried out by the County Council's, Environmental Services Department and that the cost thereof be paid to South Dublin County Council before any development commences.

**REASON:**

To comply with public health requirements and to ensure adequate standards of workmanship. As the provision of these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 15 That an acceptable apartment numbering and naming scheme be submitted to and approved by the South Dublin County Council before any constructional work takes place on the proposed apartments.

**REASON:**

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

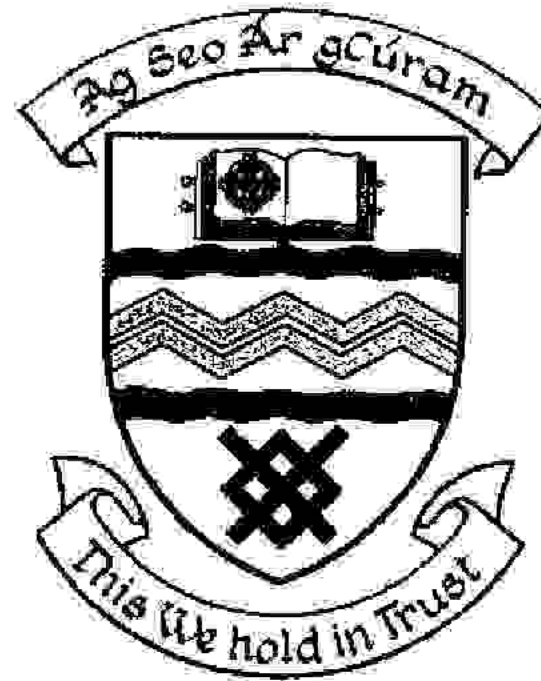
- 16 Heating to be provided by the use of either oil, gas, electricity or by smokeless fuels in fireplaces or appliances suitable only for burning solid smokeless fuels.

**REASON:**

In the interest of reducing air pollution.



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17 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.

(a) In this regard the developer shall construct separate drainage systems for both foul and surface water runoff to the front of the site, to be connected temporarily together into the existing foul system until the main surface water pipe is constructed. All surface water to be diverted to the main surface water sewer when it becomes available subject to the approval of the Environmental Services Department.

(b) Details of the proposed watermain layout to be submitted to and agreed with the Area Engineer, Deansrath Depot prior to commencement of works. Applicant may need to instal booster pumps at his own expense, or rising mains to ensure adequate service pressure to third storey units.

**REASON:**

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

18 That the proposed retail use be in accordance with use for the purposes of a shop as defined in the Local Government (Planning and Development) Regulations, 1994.

**REASON:**

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

19 The applicant shall send notification to the National Monuments Service, Department of Arts, Culture and the Gaeltacht of his/her intention to carry-out site preparation works at the proposed development site at least three weeks in advance of the commencement of works. This will enable the National Monuments Service to provide information and advice regarding the employment of an archaeologist to carry-out the required archaeological work.

The applicant shall employ a qualified archaeologist to carry-out Archaeological Monitoring of all sub-surface works carried-out within the proposed development site. This will include the archaeological monitoring of the excavation of

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trenches for foundations, services and drainage associated with the proposed extension and conversion.

Should archaeological material be discovered during the course of Archaeological Monitoring, the applicant shall facilitate the archaeologist in fully recording this material. The applicant shall also be prepared to be advised by the Department of Arts, Culture and the Gaeltacht, with regard to the appropriate course of action, should archaeological material be discovered.

The archaeologist shall prepare and submit a report, describing the result of the Archaeological Monitoring, to the Local Authority and the National Monuments Service, Department of Arts, Culture and the Gaeltacht, within six weeks following the completion of Archaeological Monitoring.

REASON:

To facilitate the recording and protection of any items of archaeological significance that the site may possess.

- 20 That the applicant submit details of agreement with the owner(s) of No.12A to remove the buttress at the corner of the building.

REASON:

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

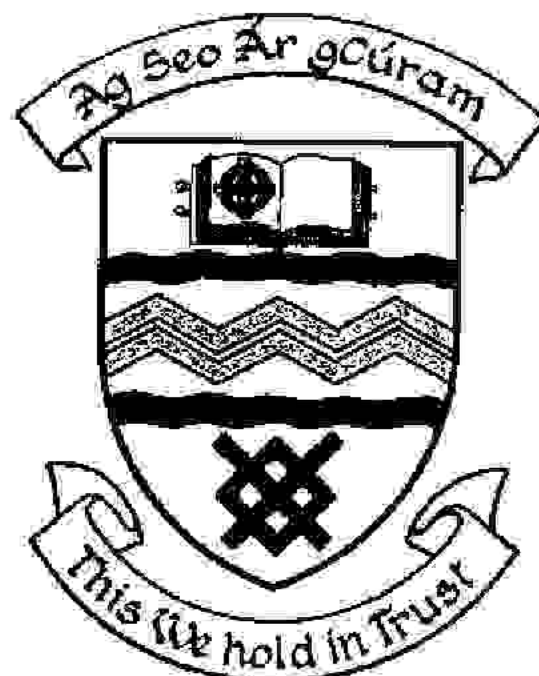
All buildings must now be designed and constructed in accordance with the new Building Regulations. The Regulations also provide that a Commencement Notice must be submitted to the Building Control Authority in respect of all buildings other than exempted development for the purposes of the Local Government (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.



REG REF. S96A/0404

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Signed on behalf of South Dublin County Council,

*[Signature]* ..... *24<sup>th</sup>* October 1996  
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0404	
1. Location	11 Main Street, Lucan.		
2. Development	Restoration, extension and change of use from residential to office and retail use and construction of 3 no. residential units to rear.		
3. Date of Application	15/07/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: Coll McCarthy Architects, Address: 137 Lr. Rathmines Road, Dublin 6.		
5. Applicant	Name: J. Coyne, Address: Eiscear Riada, Pettycannon, Lucan.		
6. Decision	O.C.M. No. 1787  Date 12/09/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. .... Registrar	..... Date	..... Receipt No.	