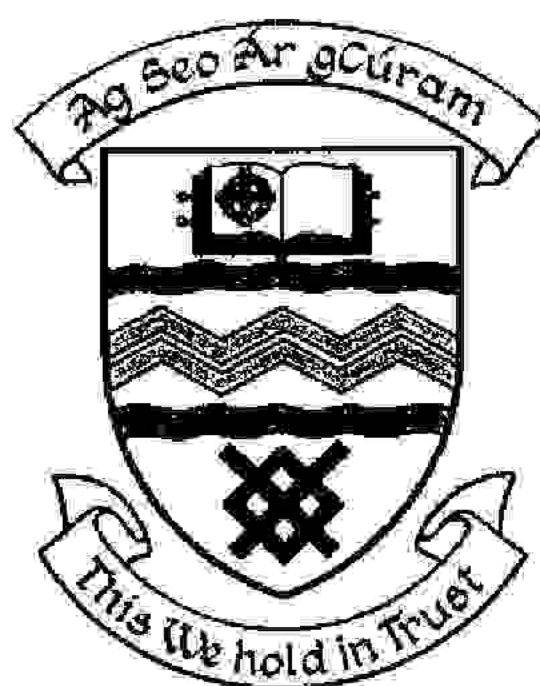


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0132	
1. Location	St. Andrews Lodge, Main Street, Lucan.		
2. Development	Renovations and alterations, including demolition of existing side extension, construction of new side extensions excavation of part basement floor, restoration of stone finish to facade, site works to provide additional car parking spaces and change of use to two stories of office/ shop use with 1 residential apartment on top floor.		
3. Date of Application	11/03/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 03/04/96 2.	1. 04/04/96 2.
4. Submitted by	Name: Lynch O Toole Martin, Address: Dodder Park Road, Rathfarnham,		
5. Applicant	Name: Weatherley Ltd., Address: Main Street, Dunshaughlin, Co. Meath.		
6. Decision	O.C.M. No. 0992 Date 28/05/96	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1332 Date 16/07/96	Effect AP GRANT PERMISSION	
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.	

REG REF. S96A/0132 **SOUTH DUBLIN COUNTY COUNCIL**
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-462 0000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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Lynch O'Toole Martin,
Dodder Park Road,
Rathfarnham,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1332	Date of Final Grant 16/07/96
Decision Order Number 0992	Date of Decision 28/05/96
Register Reference S96A/0132	Date 4th April 1996

Applicant Weatherley Ltd.,

Development Renovations and alterations, including demolition of existing side extension, construction of new side extensions excavation of part basement floor, restoration of stone finish to facade, site works to provide additional car parking spaces and change of use to two stories of office/ shop use with 1 residential apartment on top floor.

Location St. Andrews Lodge, Main Street, Lucan.

Floor Area 199.000 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 03/04/96 /04/04/96

A Permission has been granted for the development described above,
subject to the following (10) 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 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:

- a. Full details of the proposed foul and surface water drainage to be submitted and agreed with the Planning Authority prior to development commencing. This shall include details of the outfall to the river Liffey and the treatment of the river bank.
- b. Outfall manhole on the existing main sewer to be connected by South Dublin County Council at the applicants expense.
- c. No building or structures to be within 5m of this public sewer crossing the site. The applicant to enter a maintenance wayleave agreement with South Dublin County Council in relation to this sewer.

REASON:

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

- 3 Details of the layout of the proposed vehicular access, and of the treatment of the wall to be agreed with the Roads Department, South Dublin County Council.

REASON:

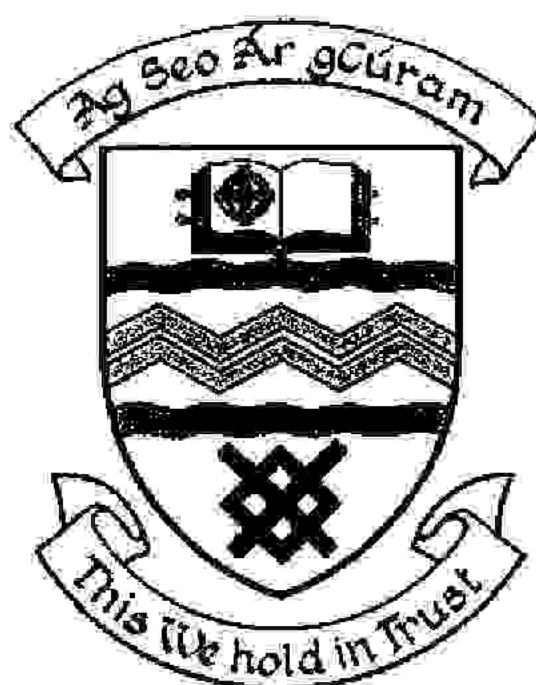
To comply with the requirement of the Roads Department.

- 4 That a financial contribution in the sum of £1,800 (one thousand eight hundred pounds) as at 1st January 1991, updated in accordance with the Wholesale Price Index-Building and Construction (Capital Goods) as published by the Capital Statistics Office to the value pertaining to the

REG REF. S96A/0132 SOUTH DUBLIN COUNTY COUNCIL
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time of payment shall be paid by the proposer to South Dublin County Council towards the cost of road improvements and traffic management proposals in the area of the proposed development 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.

- 5 That a financial contribution in the sum of £802 (eight hundred and two pounds) be paid by the proposer to South Dublin County Council towards the cost of diversionary works to the public sewer system 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.

- 6 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.

- 7 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.

- 8 That details of all external materials and finish be submitted for the written agreement of the planning authority prior to any works commencing on the site. In this regard all windows shall be in painted timber sash type

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with suitable glazing, walls to be pebble dash as existing,
all roofs to be slated.

REASON:

In order to safeguard the architectural and historical
character of the building.

- 9 All car parking spaces to be lined in white paint prior to
the commencement of use, and shall be retained for off-
street car parking purpose to serve the premises.

REASON:

To ensure a satisfactory standard of development.

- 10 That a financial contribution in the sum of £1953 (one
thousand nine hundred and fifty 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.

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.

REG REF. S96A/0132

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..... July 1996
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 0597	Date of Order 03/04/96
Register Reference S96A/0132	Date 11th March 1996

Applicant Weatherley Ltd.,

Development Renovations and alterations, including demolition of existing side extension, construction of new side extensions excavation of part basement floor, restoration of stone finish to facade, site works to provide additional car parking spaces and change of use to two stories of office/ shop use with 1 residential apartment on top floor.

Location St. Andrews Lodge, Main Street, Lucan.

Dear Sir/Madam,

An inspection carried out on 01.04.96 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the notice which is affixed to front window of the building, is not legible by persons using the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department.

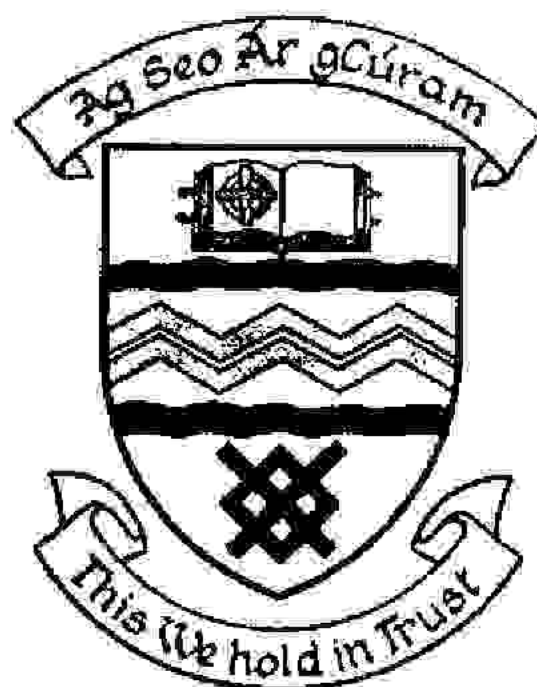
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

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

Lynch O'Toole Martin,
Droghda Park Road,
Rathfarnham,
Dublin 14.

SOUTH DUBLIN COUNTY COUNCIL
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-
3. Must be headed "Application to Planning Authority."
4. Must state:
- (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.

03/04/96