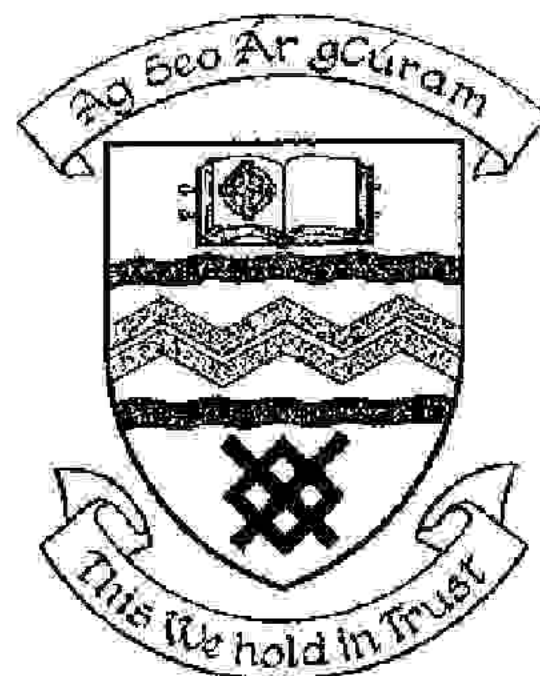


C

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3491	Date of Decision 28/11/2001
Register Reference S01A/0673	Date: 02/10/01

Applicant Gerry O'Neill,
Development Demolition of existing dwelling and construction of two storey block, with roof garden, of 2 two bedroom apartments with garage on site, car parking and site works.

Location Primrose Lane, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 02/10/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to carry out an Archaeological Assessment of the entire site. The assessment shall be carried out by a qualified archaeologist and should outline the archaeological implications of the proposed development.
- 2 The applicant shall submit plans which show the provision of 2 off street car parking spaces.
- 3 The applicant has failed to submit details of the dwelling which it is proposed to demolish. The applicant shall submit full elevational and layout drawings of the proposal to be demolished.
- 4 The applicant shall submit details of how it is proposed to protect the structural integrity of all adjoining structures during demolition of the existing structure and construction

Gerald Cantan Architects
Unit 2,
51-52 Bolton Street,
Dublin 1.

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of the proposal. This report shall be prepared by a suitably qualified person.

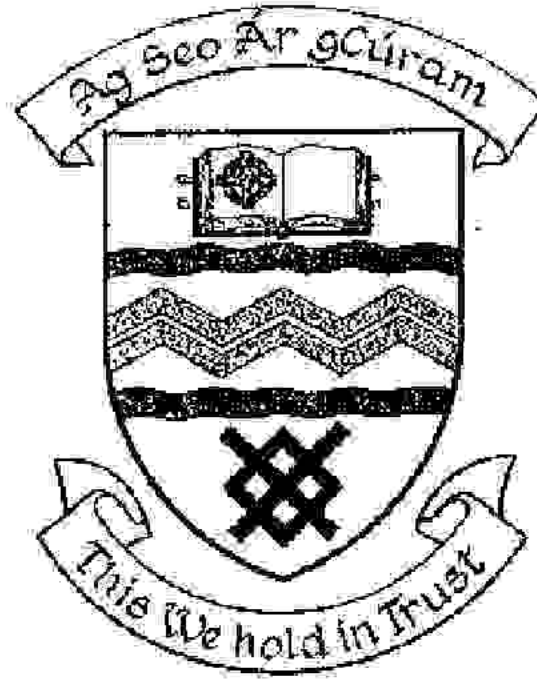
- 5 The applicant shall submit evidence from the Land Registry of his legal interest in the site.
- 6 The applicant shall submit revised public notices (both site notice and newspaper notice) which include the three storey element winter garden and the roof garden in the description of the proposal.
- 7 The applicant shall submit proposals for the storage of refuse from both units.
- 8 The proposed new building will be unacceptably close to the public foul sewers. The fact that the new building will be located on the site of the existing building does not negate this fact. If the applicant is willing to comply with the following additional information further consideration can be given to this application:-

The applicant shall be required to lay a new 225mm foul sewer from the southern end of the new building to the existing 225mm public sewer in the Old Leixlip Road. This sewer shall be so designed to 'pick-up' the two existing 150mm diameter public foul sewers in Primrose Lane. No part of this new sewer shall be within 3m of any proposed or existing buildings. In this regard the applicant shall submit revised details of the proposed foul drainage clearly showing pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer on the Old Leixlip Road. This shall include layouts and details of all sewers, drains, manholes and AJs as well as a longitudinal section. Where the proposed building is to be within 5 metres, but not less than 3m, of a public sewer or any sewer with the potential to be taken in charge the applicant shall be required to construct the foundation of the building below the invert level of the sewer.

Applicant to ensure full and complete separation of foul and surface water systems.

All pipes shall be laid with a minimum cover of 1.2m

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in roads, footpaths and driveways and 0.9m in open space. Where it is not possible to achieve these minimum covers, pipes shall be bedded and surrounded in C20 concrete 150mm thick.

- 9 The proposed new building will be unacceptably close to the public watermain in Primrose Lane. The fact that the new building will be located on the site of the existing building does not negate this fact. If the applicant is willing to comply with the following additional information further consideration can be given to this application.

The applicant shall consult with the Water Services Area Engineer, Deansrath Depot (Tel. 4570784), to establish whether it will be acceptable to relocate or provide a replacement watermain to accommodate the development. The Water Services Area Engineer's requirements shall be submitted in writing with the additional information.

Each apartment shall have its own individual service connection to the public watermain and 24 hour storage.

The connection to and tapping of public watermain shall be carried out by South Dublin County Council personnel at the applicant's prior expense.

- 10 The site plan does not comply with the level of information which is required under section 23(1) of the 1994 Local Government (Planning and Development) Regulations 1994. The applicant shall submit a revised layout which meet these requirements.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

28/11/01