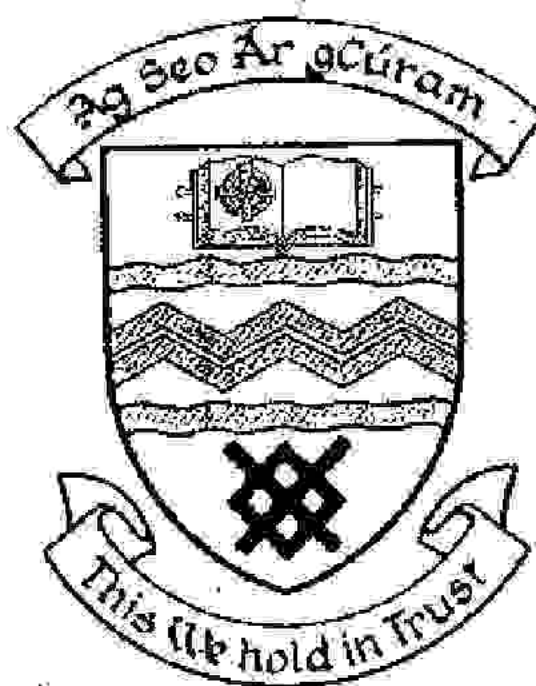


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0647
1. Location	Stagg Cycles, 9 Main Street, Lucan, Co. Dublin.	
2. Development	Retain existing single storey extension (52 sq.metres) to rear. Retain change of use of first floor from storage facility to Hair Salon.	
3. Date of Application	01/10/01	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: David Coffey & Associates, Address: 42 Brookhaven Park, Blanchardstown,	
5. Applicant	Name: Mr. James Stagg, Address: Stagg Cycles, 9 Main Street, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 3506 Date 29/11/2001	Effect AP GRANT PERMISSION
7. Grant	O.C.M. No. 0100 Date 14/01/2002	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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David Coffey & Associates,
42 Brookhaven Park,
Blanchardstown,
Dublin 15.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0100	Date of Final Grant 14/01/2002
Decision Order Number 3506	Date of Decision 29/11/2001
Register Reference S01A/0647	Date 01/10/01

Applicant Mr. James Stagg,

Development Retain existing single storey extension (52 sq.metres) to rear. Retain change of use of first floor from storage facility to Hair Salon.

Location Stagg Cycles, 9 Main Street, Lucan, Co. Dublin.

Floor Area 35.00 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 (12) Conditions.

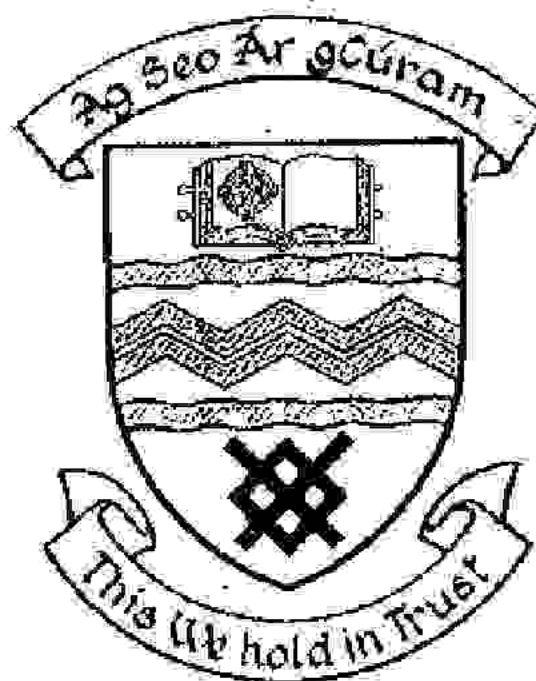
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Conditions and Reasons

- 1 The development to be retained 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 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.

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

Applicant to ensure full and complete separation of foul and surface water systems up until the point of connection to the existing combined system in the village. As soon as separate foul and surface systems are provided in this part of the village the applicant will be required to provide separate connections to the respective systems.

REASON:

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

- 4 That the external finish of the extension to be retained shall be plastered and painted in a neutral colour.

REASON:

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

- 5 The applicant shall provide an adequate covered storage unit for the disposal of waste/packaging from the development.

REASON:

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

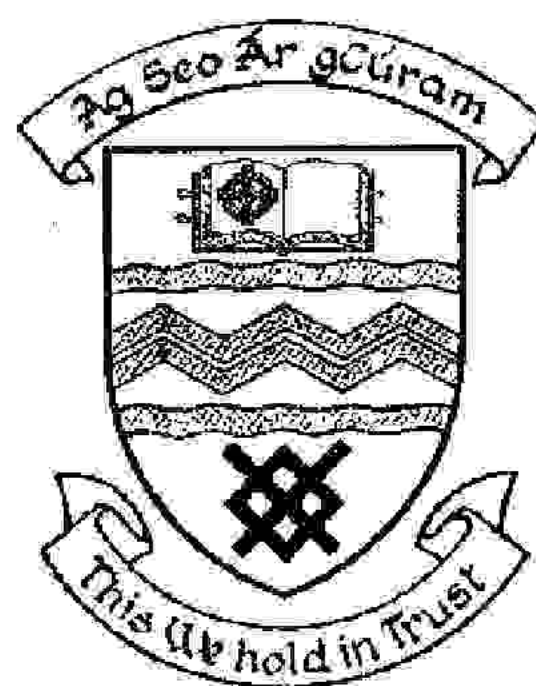
- 6 Within 2 months of the date of this permission the applicant shall provide for 2 no. off street parking spaces in the rear garden area. This area shall be hard surfaced and parking spaces provided to the satisfaction of the Roads Department of South Dublin County Council.

SOUTH DUBLIN COUNTY COUNCIL
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REG. REF. S01A

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REASON:

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

- 7 That a financial contribution in the sum of £753 (seven hundred and fifty three pounds) EUR 956 (nine hundred and fifty six euros) 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 on receipt of final grant of permission.

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 money equivalent to the value of £1,959 (one thousand nine hundred and fifty nine pounds) EUR 2,488 (two thousand four hundred and eighty eight euros) 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 on receipt of final grant of permission.

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.

- 9 That a financial contribution in the sum of £227 (two hundred and twenty seven pounds) EUR 288 (two hundred and eighty eight euros) 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 on receipt of final grant of permission.

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.

- 10 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) 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 on receipt of final grant of permission.

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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.

- 11 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) 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 on receipt of final grant of permission.

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.

- 12 That a financial contribution in the sum of £233 (two hundred and thirty three pounds) EUR 296 (two hundred and ninety six euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Village Storm Separation Scheme which will 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 the works.

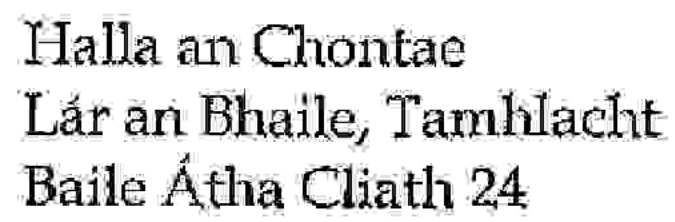
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

REG. REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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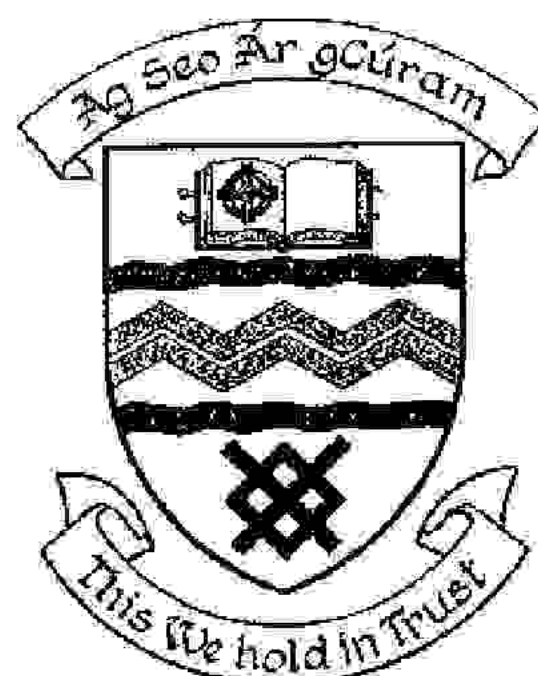
.....14/01/02
for SENIOR ADMINISTRATIVE OFFICER

C

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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3506	Date of Decision 29/11/2001
Register Reference S01A/0647	Date: 01/10/01

Applicant Mr. James Stagg,

Development Retain existing single storey extension (52 sq.metres) to rear. Retain change of use of first floor from storage facility to Hair Salon.

Location Stagg Cycles, 9 Main Street, Lucan, Co. Dublin.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (12) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 29/11/01
for SENIOR ADMINISTRATIVE OFFICER

David Coffey & Associates,
42 Brookhaven Park,
Blanchardstown,
Dublin 15.

SOUTH DUBLIN COUNTY COUNCIL
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Conditions and Reasons

- 1 The development to be retained 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 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.

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

Applicant to ensure full and complete separation of foul and surface water systems up until the point of connection to the existing combined system in the village. As soon as separate foul and surface systems are provided in this part of the village the applicant will be required to provide separate connections to the respective systems.

REASON:

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

- 4 That the external finish of the extension to be retained shall be plastered and painted in a neutral colour.

REASON:

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

- 5 The applicant shall provide an adequate covered storage unit for the disposal of waste/packaging from the development.

REASON:

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REG. REF. S01A/0647

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

- 6 Within 2 months of the date of this permission the applicant shall provide for 2 no. off street parking spaces in the rear garden area. This area shall be hard surfaced and parking spaces provided to the satisfaction of the Roads Department of South Dublin County Council.

REASON:

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

- 7 That a financial contribution in the sum of £753 (seven hundred and fifty three pounds) EUR 956 (nine hundred and fifty six euros) 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 on receipt of final grant of permission.

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 money equivalent to the value of £1,959 (one thousand nine hundred and fifty nine pounds) EUR 2,488 (two thousand four hundred and eighty eight euors) 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 on receipt of final grant of permission.

REASON:

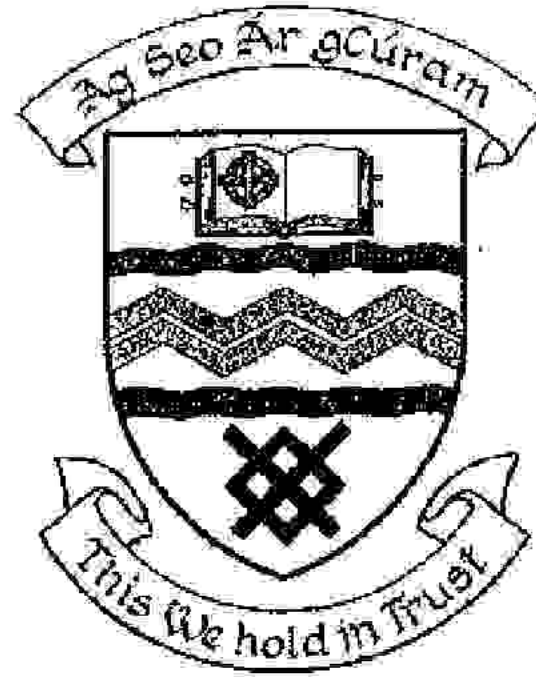
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

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Water Supply Improvement Scheme which serves this development; this contribution to be paid on receipt of final grant of permission.

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.

- 10 That a financial contribution in the sum of £50 (fifty pounds) EUR 63 (sixty three euros) 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 on receipt of final grant of permission.

REASON:

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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.

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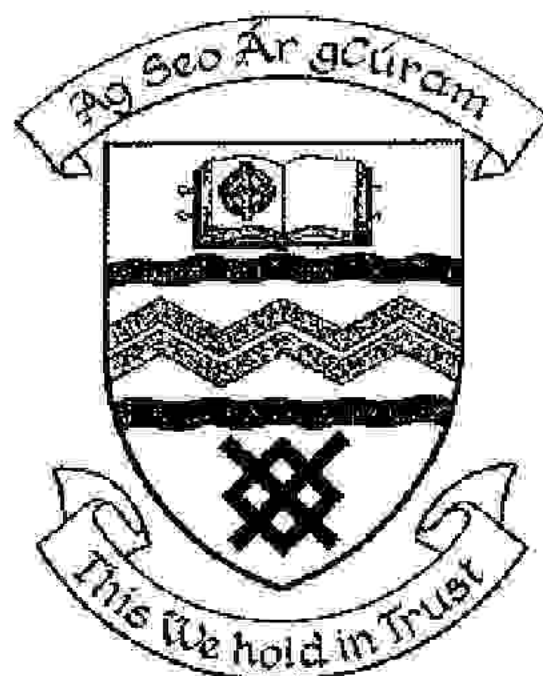
REASON:

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 the works.