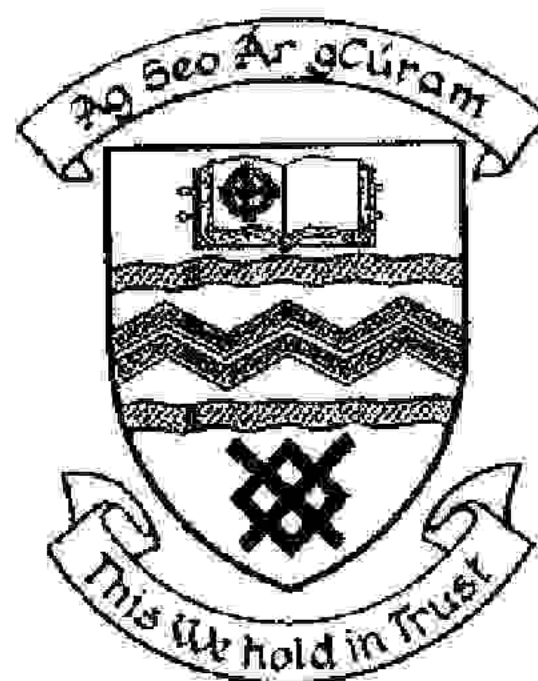


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 & Planning Regs Thereunder Planning Register (Part 1)	Plan Register No. S01A/0351	
1. Location	Lucan, Co. Dublin.		
2. Development	To reconstruct and extend licenced premises, incorporating demolition of existing toilet block, construction of new toilet block, stores and extension to lounge.		
3. Date of Application	12/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/2001 2.	1. 21/01/2002 2.
4. Submitted by	Name: Murray Architectural Services, Address: 10 Cormac Street, Tullamore,		
5. Applicant	Name: The Ball Alley House, Address: Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0606 Date 19/03/2002	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0943 Date 02/05/2002	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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COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae, Lár an Bhaile,
Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

E-Mail: planning.dept@sdublincoco.ie

Murray Architectural Services,
10 Cormac Street,
Tullamore,
Co. Offaly,

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0943	Date of Final Grant 02/05/2002
Decision Order Number 0606	Date of Decision 19/03/2002
Register Reference S01A/0351	Date 21/01/02

Applicant The Ball Alley House,

Development To reconstruct and extend licenced premises, incorporating
demolition of existing toilet block, construction of new
toilet block, stores and extension to lounge.

Location Lucan, Co. Dublin.

Floor Area 402.23 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/08/2001 /21/01/2002

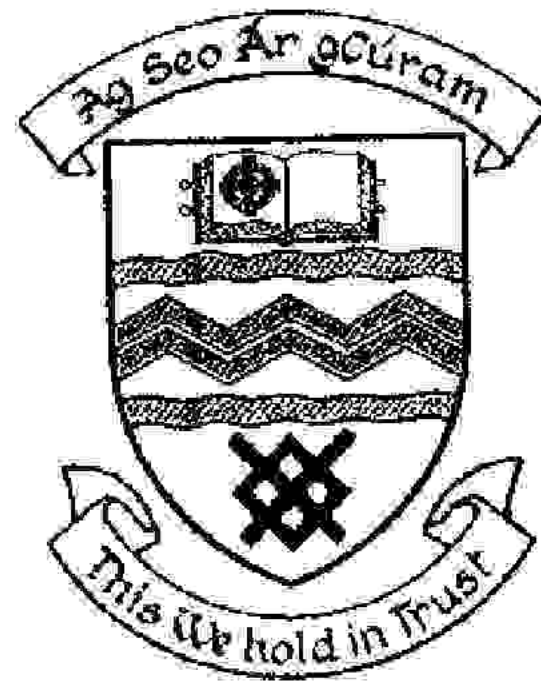
A Permission has been granted for the development described above,
subject to the following (19) Conditions.

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Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



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County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

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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 as amended by Additional Information received by the Planning Authority on 12/12/01 and 21/01/02 and 29/01/02, 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 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.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 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.
- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly

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REG. REF. S01A COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



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County Hall, Town Centre,
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Telephone: 01-414 9230
Fax: 01-414 9104

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adhered to in the development.

REASON:

In the interest of safety and the avoidance of fire hazard.

- 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 off-street car parking facilities be provided in accordance with the Development Plan Standards.

REASON:

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

- 9 That details of landscaping and boundary treatment be submitted to the Planning Authority for agreement prior to commencement of development.

REASON:

In the interest of amenity.

- 10 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.

- 11 Adequate provision shall be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 12 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 13 A gate shall be erected to facilitate the closure of the car park area behind the front building line. Details including elevations of this gate shall be submitted to the planning authority for written agreement prior to the commencement

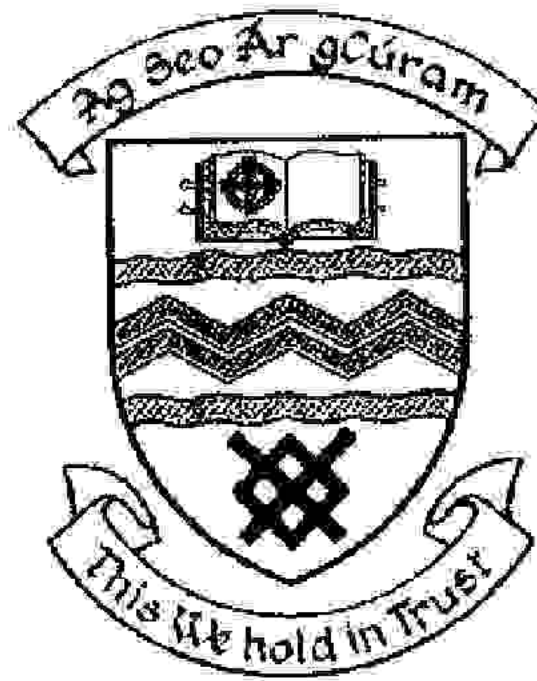
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REG REF. S01A

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Telefon: 01-414 9230
Facs: 01-414 9104



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Fax: 01-414 9104

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of development.

REASON:

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

- 14 The parking area shall not be used for the storage of any goods or materials.

REASON:

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

- 15 That a financial contribution in the sum of EUR 2,634 (two thousand six hundred and thirty four euro) 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.

- 16 That a financial contribution in the sum of EUR 6,852 (six thousand eight hundred and fifty two euro) 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 facilitates 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.

- 17 That a financial contribution in the sum of EUR 797 (seven hundred and ninety seven euro) 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 before the commencement of development on site.

REASON:

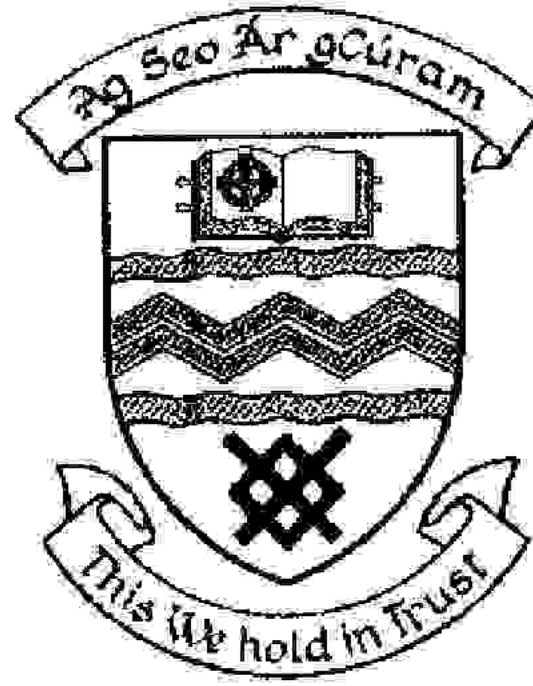
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

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REG. REF. SOL. 01/02/02 COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Tamhlacht, Baile Átha Cliath 24.

Telefon: 01-414 9230
Facs: 01-414 9104



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County Hall, Town Centre,
Tallaght, Dublin 24.

Telephone: 01-414 9230
Fax: 01-414 9104

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- 18 That a financial contribution in the sum of EUR 162 (one hundred and sixty two euro) 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 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.

- 19 That a financial contribution in the sum of EUR 380 (three hundred and eighty euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this 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 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.


.....02/05/02
for SENIOR ADMINISTRATIVE OFFICER

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Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 0606	Date of Decision 19/03/2002
Register Reference S01A/0351	Date: 12/06/01

Applicant The Ball Alley House,

Development To reconstruct and extend licenced premises, incorporating
demolition of existing toilet block, construction of new
toilet block, stores and extension to lounge.

Location Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/08/2001 /21/01/2002

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 of South Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

Subject to the conditions (19) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

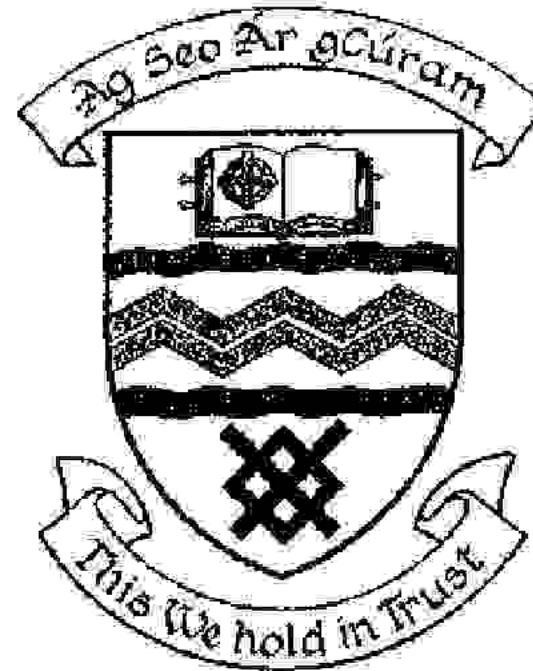

..... 19/03/02
for SENIOR EXECUTIVE OFFICER

Murray Architectural Services,
10 Cormac Street,
Tullamore,
Co. Offaly,

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Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
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Telephone: 01-414 9000
Fax: 01-414 9104

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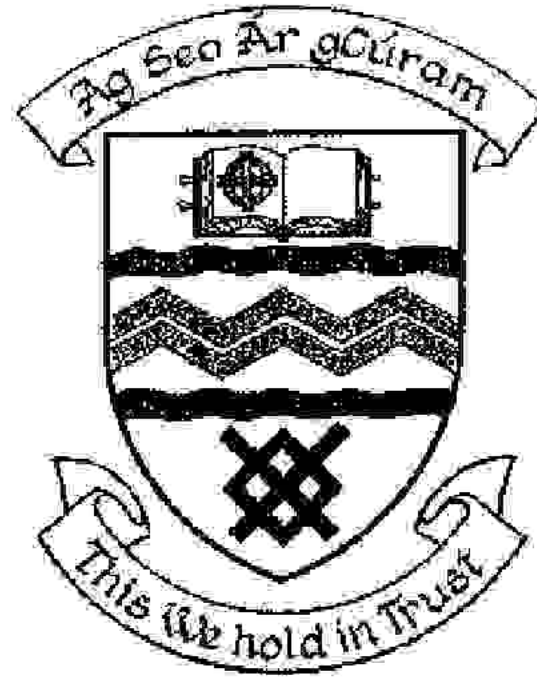
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 12/12/01 and 21/01/02 and 29/01/02, 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 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.
- 3 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.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 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

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Facs: 01-414 9104



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these services by the County Council will facilitate the proposed development it is considered reasonable that the Council should recoup the cost.

- 6 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of safety and the avoidance of fire hazard.
- 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 off-street car parking facilities be provided in accordance with the Development Plan Standards.
REASON:
In the interest of the proper planning and development of the area.
- 9 That details of landscaping and boundary treatment be submitted to the Planning Authority for agreement prior to commencement of development.
REASON:
In the interest of amenity.
- 10 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.
- 11 Adequate provision shall be made to facilitate access to and the use of the development, buildings, facilities and services by disabled persons. The minimum requirements to be provided shall be as set out in "Access for the Disabled - Minimum Design Criteria" published by the National

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Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



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Dublin 24.

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Fax: 01-414 9104

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Rehabilitation Board.

REASON:

In the interest of safety and amenity.

- 12 That all external finishes harmonise in colour and texture with the existing premises.

REASON:

In the interest of visual amenity.

- 13 A gate shall be erected to facilitate the closure of the car park area behind the front building line. Details including elevations of this gate shall be submitted to the planning authority for written agreement prior to the commencement of development.

REASON:

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

- 14 The parking area shall not be used for the storage of any goods or materials.

REASON:

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

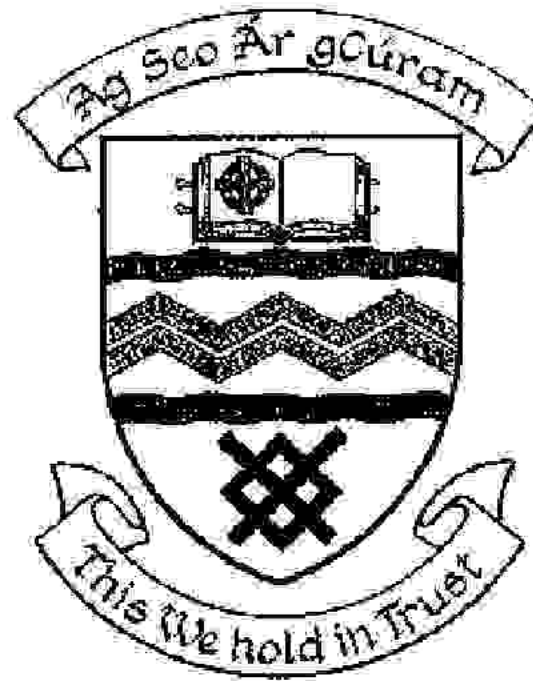
- 15 That a financial contribution in the sum of EUR 2,634 (two thousand six hundred and thirty four euro) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution 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.

- 16 That a financial contribution in the sum of EUR 6,852 (six thousand eight hundred and fifty two euro) 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 facilitates this development; this contribution to be paid before the

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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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Baile Átha Cliath 24.

Telefon: 01-414 9000
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REG. REF. S01A/0351

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.

- 17 That a financial contribution in the sum of EUR 797 (seven hundred and ninety seven euro) 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 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 development should contribute towards the cost of the works.

- 18 That a financial contribution in the sum of EUR 162 (one hundred and sixty two euro) 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 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.

- 19 That a financial contribution in the sum of EUR 380 (three hundred and eighty euro) be paid by the proposer to South Dublin County Council towards the cost of the "9B" Catchment foul drainage improvement works which will facilitate this 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 the works.

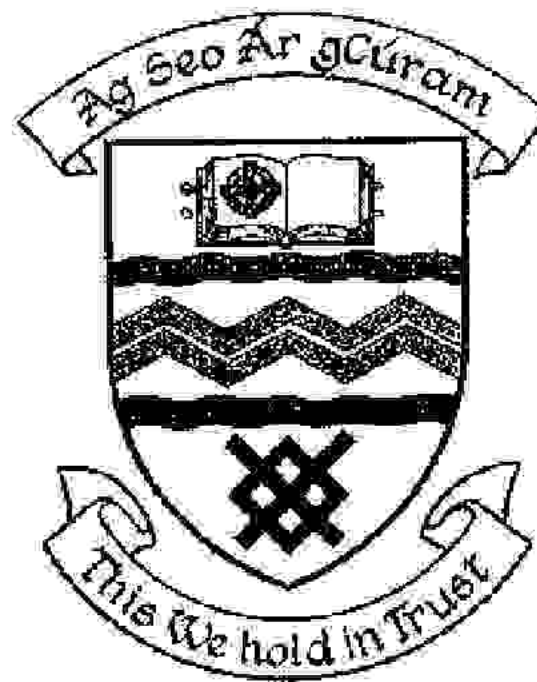
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0351	
1. Location	Lucan, Co. Dublin.		
2. Development	To reconstruct and extend licenced premises, incorporating demolition of existing toilet block, construction of new toilet block, stores and extension to lounge.		
3. Date of Application	12/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/08/2001 2.	1. 2.
4. Submitted by	Name: Murray Architectural Services, Address: 10 Cormac Street, Tullamore,		
5. Applicant	Name: The Ball Alley House, Address: Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2618 Date 09/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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.	

C

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Facs: 01-414 9104



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Dublin 24.

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Fax: 01-414 9104

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

Decision Order Number 2618	Date of Decision 09/08/2001
Register Reference S01A/0351	Date: 12/06/01

Applicant The Ball Alley House,
Development To reconstruct and extend licenced premises, incorporating
demolition of existing toilet block, construction of new
toilet block, stores and extension to lounge.

Location Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 12/06/01 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:

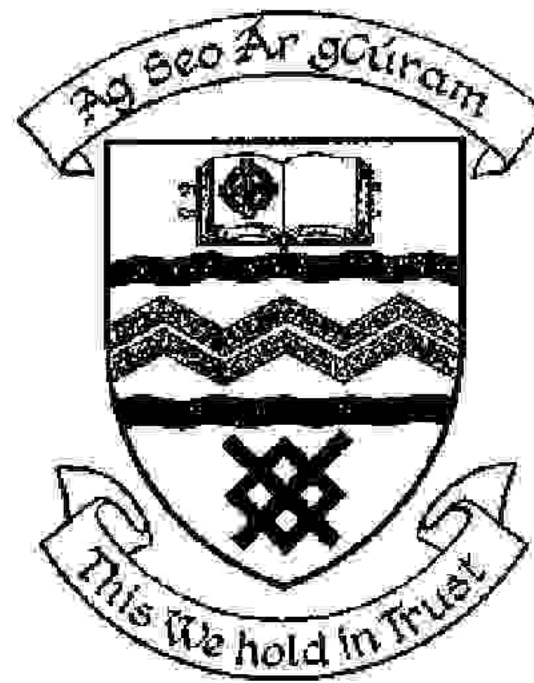
- 1 The site is located in an area subject to the zoning objective "to protect and/or improve residential amenity". The Planning Authority considers that the scale of the proposed development could be materially in conflict with this zoning objective. The applicant is requested to submit revised proposals, if any, for a lesser scale proposal which would be more consistent with the zoning objective for the area.
- 2 The level of off-street car parking provision for the scale of development proposed falls significantly short of the County Development Plan standards required to serve the proposal. The applicant is requested to submit revised proposals, if any, for a scale of development consistent with the appropriate level of off-street car parking.

Murray Architectural Services,
10 Cormac Street,
Tullamore,
Co. Offaly,

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Telefon: 01-414 9000
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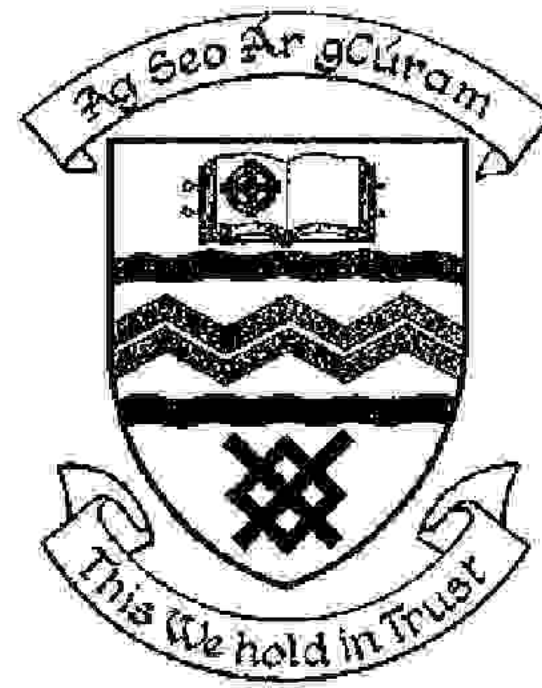
REG REF. S01A/0351

- 3 The applicant is requested to submit proposals for the effective management and control of the entire site which would serve to deter anti-social behaviour and nuisance by patrons or customers on the site in the interests of residential amenity for the adjoining residential properties.
- 4 The applicant is requested to submit revised proposals which would provide for boundary treatment along the side boundaries which would serve to soften the impact of the proposal on adjoining properties.
- 5 It is noted that there is at present lighting structures fixed to the boundary walls of the car-parking areas. The applicant is requested to clarify when such structures were authorised or whether permission for the retention of these structures should be sought.
- 6 The applicant is requested to submit full details of all external lighting along with a full impact assessment of such lighting, particularly in respect of any lighting over-spill into adjoining properties. The applicant is also requested to consider all alternative lighting options which could serve to avoid undue impact on adjoining properties.
- 7 The applicant is requested to submit full schedule of floor areas and uses for the entire existing premises and the proposed development and the applicant is also requested to clarify the position in regard to the extent and use of the room to be blocked off and delicensed.
- 8 The public notice submitted with the application does not refer to or include reference to a deck garden or basement. These are considered significant features of the proposed development. The applicant is requested therefore to submit a revised public notice indicating the full nature and extent of the proposal.
- 9 The applicant is requested to clarify whether roof lights are proposed and the nature of such roof lights, if any, in that section of the pitched roof over the proposed extended lounge.

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Dublin 24.

Telephone: 01-414 9000
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REG. REF. S01A/0351

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

09/08/01