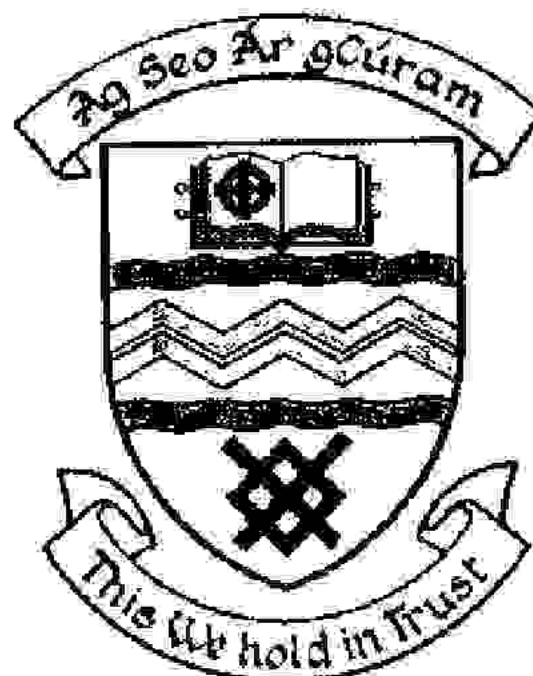


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0733	
1. Location	Unit 1&2 Richview (Village Centre), Lucan, Co. Dublin.		
2. Development	Residential accommodation consisting of 2 no. one bedroom apartments at first floor level. (Previous expired permission S93A/0034)		
3. Date of Application	23/10/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Claude Boraza Address: Units 1&2 Richview (Village Centre), Lucan,		
5. Applicant	Name: Claude Boraza Address: Unit 1&2 Richview (Village Centre), Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2790 Date 19/12/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 0271 Date 06/02/2001	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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Claude Boraza
Units 1&2 Richview (Village Centre),
Lucan,
Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 0271	Date of Final Grant 06/02/2001
Decision Order Number 2790	Date of Decision 19/12/2000
Register Reference S00A/0733	Date 23/10/00

Applicant Claude Boraza

Development Residential accommodation consisting of 2 no.
one bedroom apartments at first floor level.
(Previous expired permission S93A/0034)

Location Unit 1&2 Richview (Village Centre), Lucan, Co. Dublin.

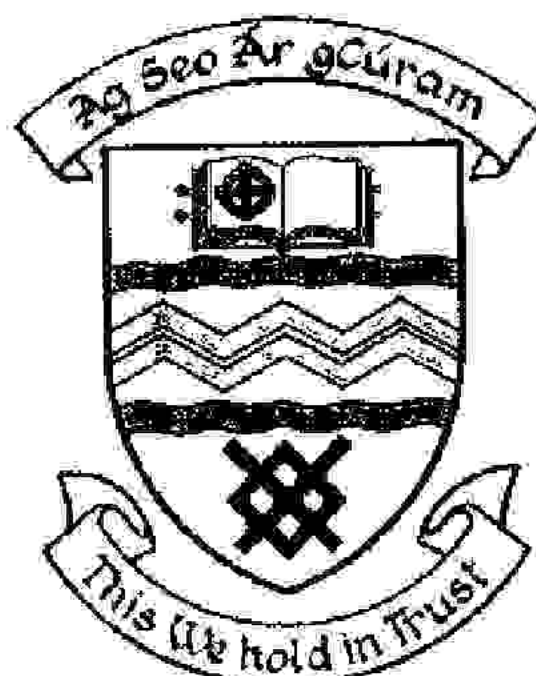
Floor Area 92.00 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (17) Conditions.

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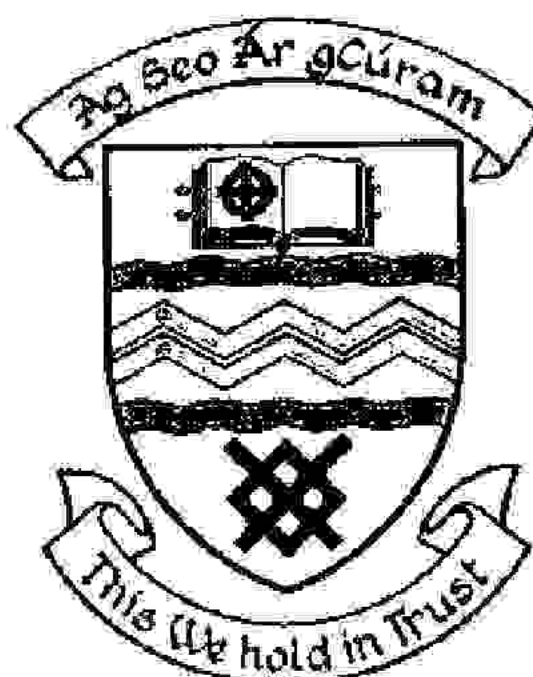
Conditions and Reasons

- 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 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 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.
- 4 Applicant to ensure full and complete separation of foul and surface water systems.
 REASON:
 In the interest of pollution control and the proper planning and development of the area.
- 5 A separate water supply connection is required for each of the two proposed apartments. The connections, and tapping of the Council's watermains is to be carried out by South Dublin County Council personnel at the applicant's prior expense. The applicant is required to provide 24 hour water storage.
 REASON:
 In the interest of proper planning and development of the area.
- 6 That an acceptable apartment numbering scheme be submitted to and approved by the 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.

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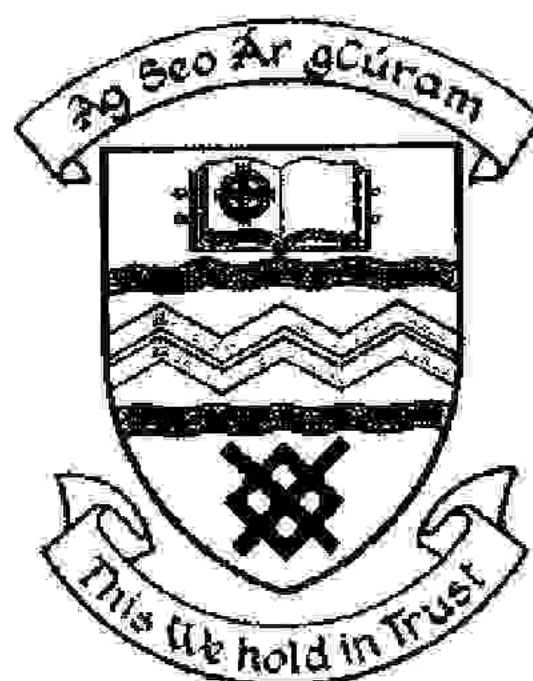
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- 7 That prior to commencement of development the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.
 REASON:
 In the interest of safety and the avoidance of fire hazard.
- 8 That no advertising sign or structure be erected on the first floor facade of the proposed development.
 REASON:
 In the interest of the proper planning and development of the area.
- 9 That no 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.
- 10 The proposed roof tiles shall match in colour and texture that of the existing adjoining unit.
 REASON:
 In the interest of proper planning and development of the area.
- 11 That a financial contribution in the sum of £1,200 (one thousand two hundred pounds) EUR 1,523 (one thousand five hundred and twenty three 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 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.
- 12 That a financial contribution in the sum of £2,100 (two thousand one hundred pounds) EUR 2,666 (two thousand six hundred and sixty six euros) 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

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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.

- 13 That a financial contribution in the sum of £750 (seven hundred and fifty pounds) EUR 952 (nine hundred and fifty two euros) be paid by the proposer to South Dublin County Council towards the cost of the development and improvement of public open space in the area of the proposed development and which will facilitate the development; this contribution to be paid before the commencement of development on 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 the development and improvement of amenity lands in the area which will facilitate the proposed development.

- 14 That a financial contribution in the sum of £100 (one hundred pounds) EUR 126 (one hundred and twenty six 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 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.

- 15 That a financial contribution in the sum of £800 (eight hundred pounds) EUR 1,015 (one thousand and fifteen 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 before the commencement of development on site.

REASON:

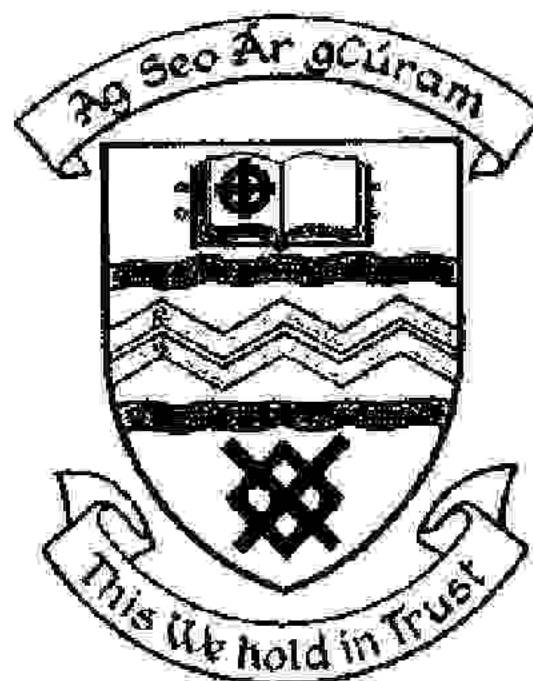
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 16 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 before the

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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.

- 17 That a financial contribution in the sum of £500 (five hundred pounds) EUR 634 (six hundred and thirty four euros) be paid by the proposer to South Dublin County Council towards the cost of remedial works to the Lucan Village (Separation of Surface Waters) Sewerage Improvement Scheme which will facilitate this development; this contribution to be paid before the commencement of development on site.

REASON:

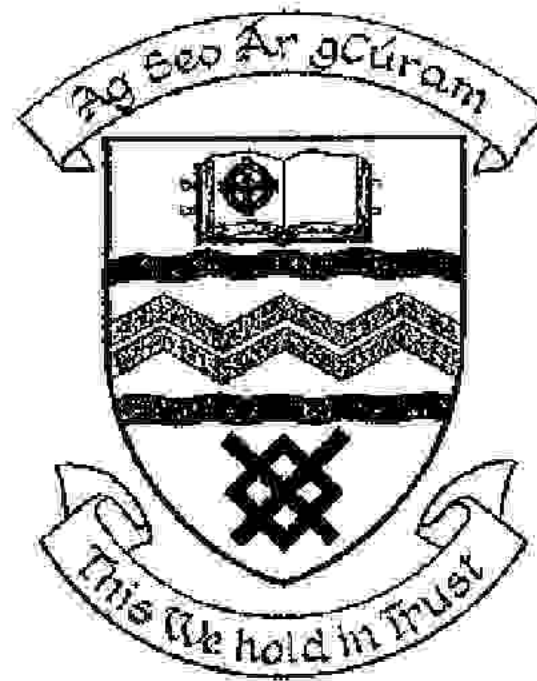
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.

 07/02/01
 for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2790	Date of Decision 19/12/2000
Register Reference S00A/0733	Date: 23/10/00

Applicant Claude Boraza

Development Residential accommodation consisting of 2 no.
one bedroom apartments at first floor level.
(Previous expired permission S93A/0034)

Location Unit 1&2 Richview (Village Centre), 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 (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

.....*my*..... 19/12/00
for SENIOR ADMINISTRATIVE OFFICER

Claude Boraza
Units 1&2 Richview (Village Centre),
Lucan,
Co. Dublin.

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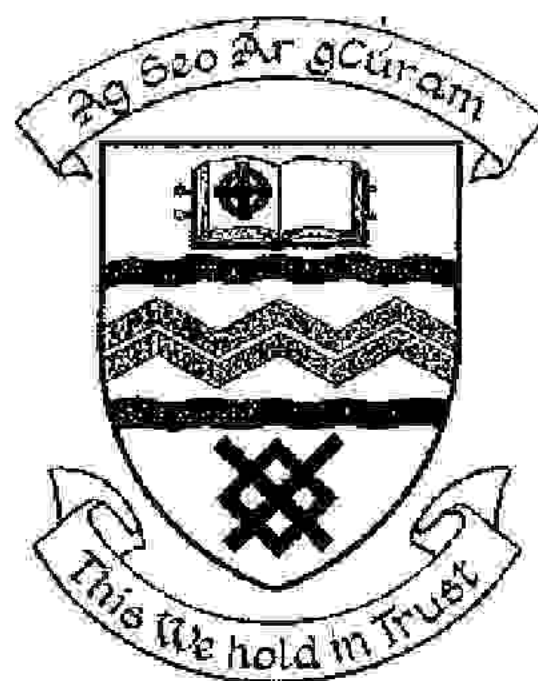
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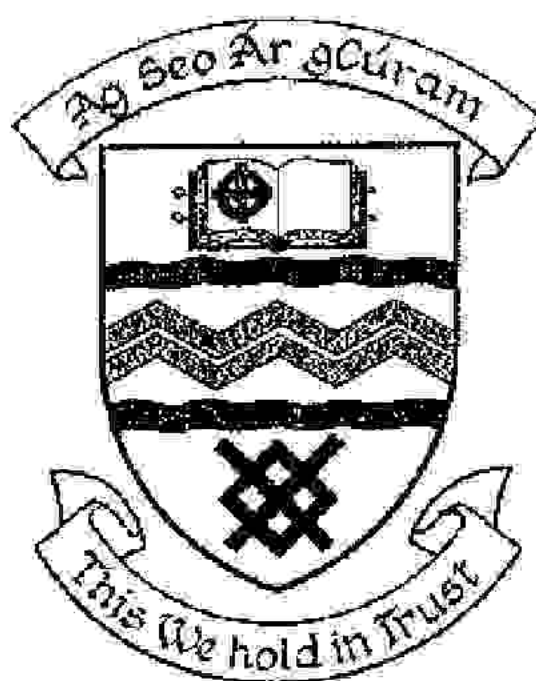
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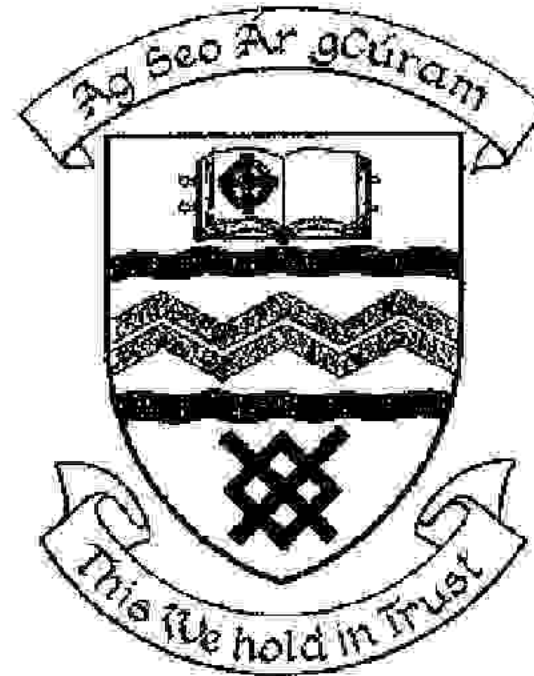
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