

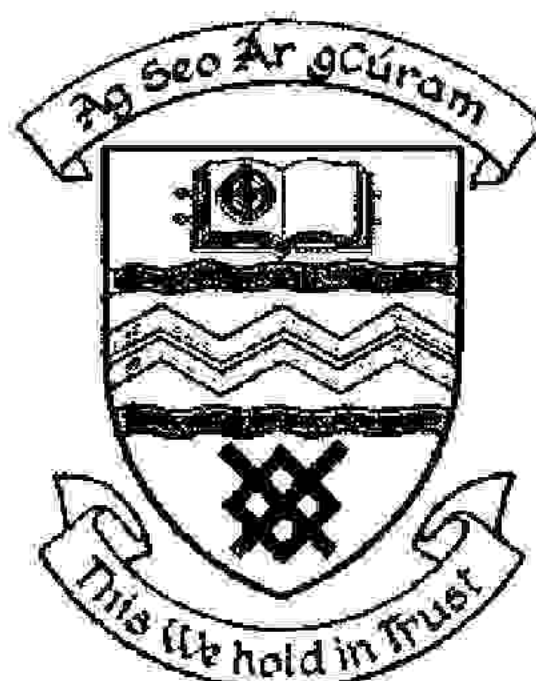
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0243	
1. Location	48B & 48C Esker Lawns, Lucan, Co. Dublin.		
2. Development	(1) Demolition of all single storey outhouses and boundary wall to rear. (2) Change of use of 2 no. shops to 2 no. bedroomed apartments. (3) Amalgamation of 2 no. single bedroomed flats above shop 48B into 1 no. two bedroomed apartment. (4) Ditto above shop 48C. (5) Erection of single storey extension to side of 48C comprising 1 no. two bedroomed apartment. (6) Erection of new boundary wall with vehicular access to rear of site. (7) Provision of 9 no. parking spaces (3 no. in rear garden and 6 no. spaces to front) and sundry landscaping.		
3. Date of Application	14/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/06/2000 2.	1. 11/07/2000 2.
4. Submitted by	Name: Tony Colbert Dip.Arch.Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Pascal Power, Address: 23a Beech Grove, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2059 Date 07/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2354 Date 20/10/2000	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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 Facs: 01-414 9104



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Tony Colbert Dip.Arch.Tech.,
 169 Forest Hills,
 Rathcoole,
 Co. Dublin.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2354	Date of Final Grant 20/10/2000
Decision Order Number 2059	Date of Decision 07/09/2000
Register Reference S00A/0243	Date 11/07/00

Applicant Pascal Power,

Development

- (1) Demolition of all single storey outhouses and boundary wall to rear.
- (2) Change of use of 2 no. shops to 2 no. bedroomed apartments,
- (3) Amalgamation of 2 no. single bedroomed flats above shop 48B into 1 no. two bedroomed apartment,
- (4) Ditto above shop 48C.
- (5) Erection of single storey extension to side of 48C comprising 1 no. two bedroomed apartment.
- (6) Erection of new boundary wall with vehicular access to rear of site.
- (7) Provision of 9 no. parking spaces (3 no. in rear garden and 6 no. spaces to front) and sundry landscaping.

Location 48B & 48C Esker Lawns, Lucan, Co. Dublin.

Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/06/2000 /11/07/2000

REG REF. S00A/0243

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

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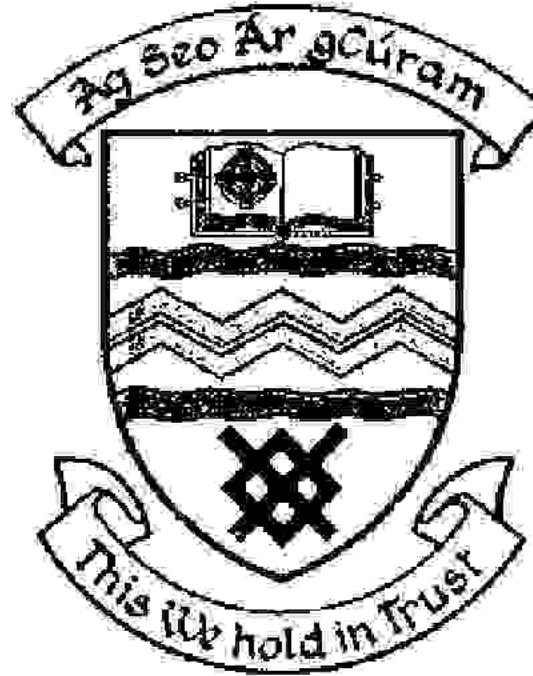
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Conditions and Reasons

- 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 the revised submission dated 11/07/00, 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 each apartment be used as a single dwelling unit.
 REASON:
 To prevent unauthorised development.
- 3 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.
- 4 That an acceptable apartment name/numbering scheme be submitted to and approved by the Planning Authority before any development takes place.
 REASON:
 In the interest of the proper planning and development of the area.
- 5 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.
 REASON:
 In the interest of the proper planning and development of the area.
- 6 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.
- 7 That all watermain tappings, 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.

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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.

- 8 Before development commences, the applicant shall submit for agreement by the Planning Department full details of proposed external finishes.

REASON:

In the interest of visual amenity.

- 9 Before development commences, the applicant shall submit for agreement by the Planning Authority a detailed landscaped plan with full works specification. The plan shall include grading, topsoiling, drainage and planting. In this regard, the applicant shall note that the plan submitted as Additional Information is not satisfactory.

REASON:

In the interest of visual amenity and to ensure an adequate level of amenity to serve the development.

- 10 That a financial contribution in the sum of £200 (Two Hundred Pounds) EUR 254 (Two Hundred and Fifty Four 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.

- 11 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 remedial works to the Griffeen River which will facilitate this development; this contribution to be paid before the commencement of development on site.

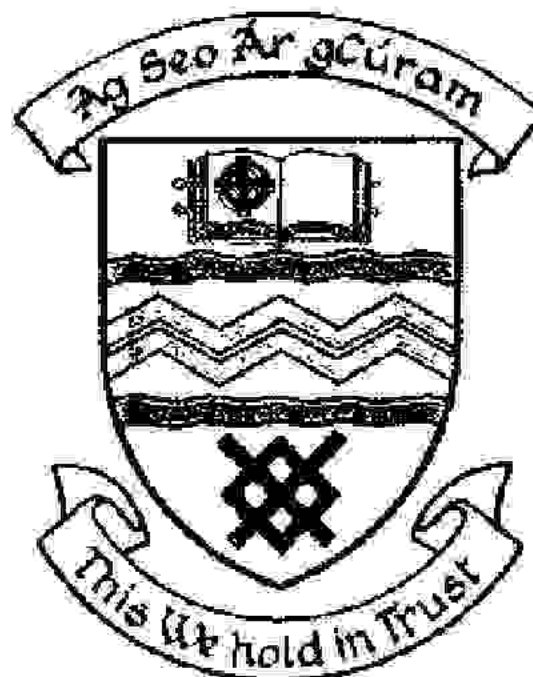
REASON:

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.

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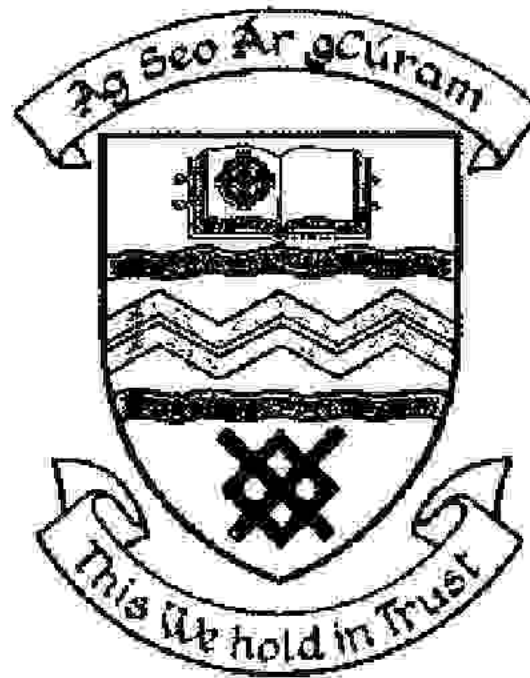


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- 12 That a financial contribution in the sum of £800 (Eight Hundred Pounds) EUR 1,015 (One Thousand and Fifteen Euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan/Palmerstown Water Supply Improvement Scheme 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.
- 13 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four 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.
- 14 That a financial contribution in the sum of £4,200 (Four Thousand Two Hundred Pounds) EUR 5,333 (Five Thousand Three Hundred and Thirty Three 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 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.
- 15 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four 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.

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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.

- 16 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit in the sum of £2,000 (Two Thousand Pounds) EUR 2,539 (Two Thousand Five Hundred and Thirty Nine Euros), a bond of an Insurance Company in the sum of £3,000 (Three Thousand Pounds) EUR 3,808 (Three Thousand Eight Hundred and Eight Euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure the satisfactory completion of the development.

- 17 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed boundary treatment.

REASON:

In the interest of visual amenity.

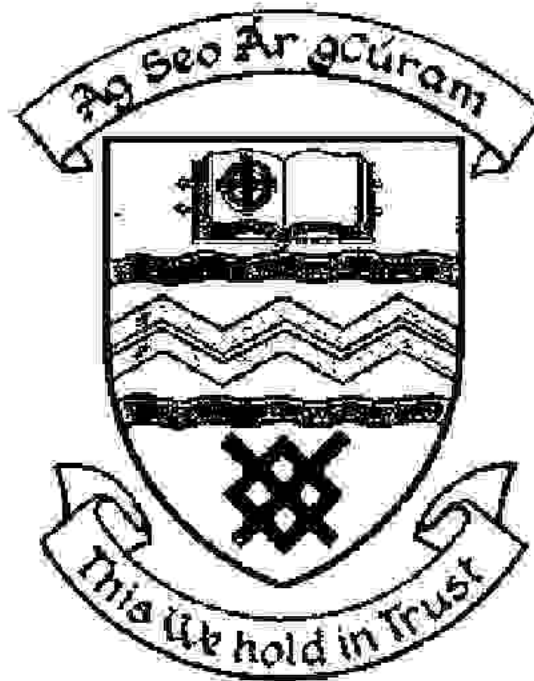
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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. S00A/0243 **SOUTH DUBLIN COUNTY COUNCIL**
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.....23/10/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0243	
1. Location	48B & 48C Esker Lawns, Lucan, Co. Dublin.		
2. Development	(1) Demolition of all single storey outhouses and boundary wall to rear. (2) Change of use of 2 no. shops to 2 no. bedroomed apartments. (3) Amalgamation of 2 no. single bedroomed flats above shop 48B into 1 no. two bedroomed apartment. (4) Ditto above shop 48C. (5) Erection of single storey extension to side of 48C comprising 1 no. two bedroomed apartment. (6) Erection of new boundary wall with vehicular access to rear of site. (7) Provision of 9 no. parking spaces (3 no. in rear garden and 6 no. spaces to front) and sundry landscaping.		
3. Date of Application	14/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/06/2000 2.	1. 11/07/2000 2.
4. Submitted by	Name: Tony Colbert Dip.Arch.Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Pascal Power, Address: 23a Beech Grove, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2059 Date 07/09/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	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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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2059	Date of Decision 07/09/2000
Register Reference S00A/0243	Date: 14/04/00

Applicant Pascal Power,

Development (1) Demolition of all single storey outhouses and boundary wall to rear.
(2) Change of use of 2 no. shops to 2 no. bedroomed apartments.
(3) Amalgamation of 2 no. single bedroomed flats above shop 48B into 1 no. two bedroomed apartment.
(4) Ditto above shop 48C.
(5) Erection of single storey extension to side of 48C comprising 1 no. two bedroomed apartment.
(6) Erection of new boundary wall with vehicular access to rear of site.
(7) Provision of 9 no. parking spaces (3 no. in rear garden and 6 no. spaces to front) and sundry landscaping.

Location 48B & 48C Esker Lawns, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 12/06/2000 /11/07/2000

Clarification of Additional Information Requested/Received /

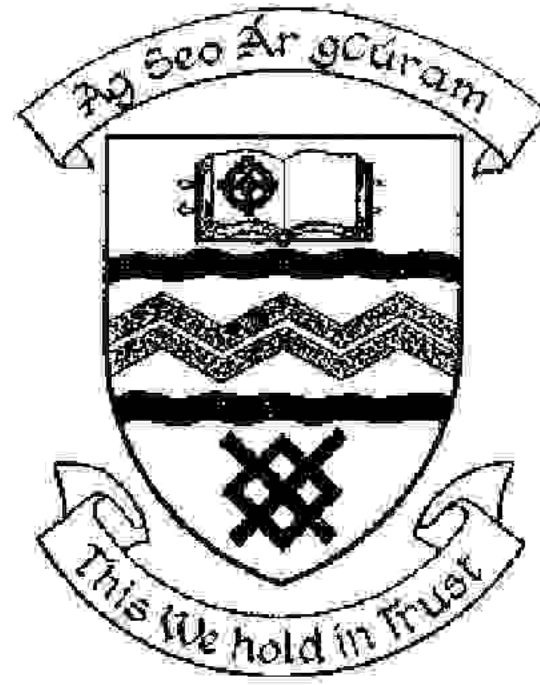
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Tony Colbert Dip.Arch.Tech.,
169 Forest Hills,
Rathcoole,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0243

Subject to the conditions (17) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

Marian Feavers. 08/09/00
for SENIOR ADMINISTRATIVE OFFICER

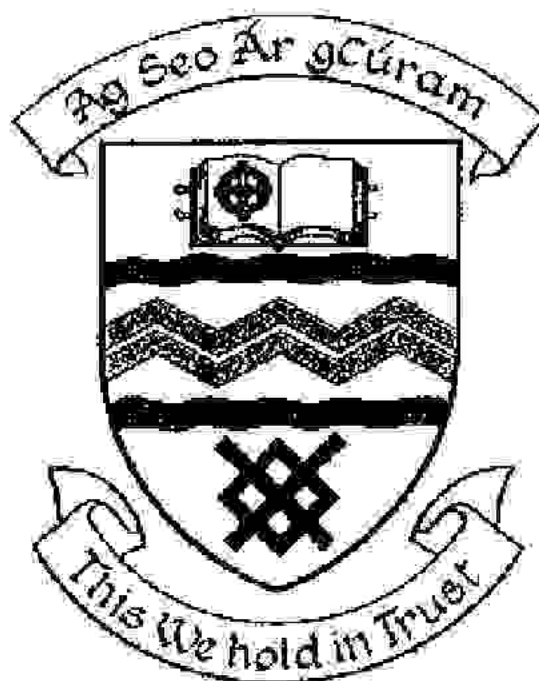
Conditions and Reasons

- 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 the revised submission dated 11/07/00, 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 each apartment be used as a single dwelling unit.
REASON:
To prevent unauthorised development.
- 3 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.
- 4 That an acceptable apartment name/numbering scheme be submitted to and approved by the Planning Authority before any development takes place.

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REASON:

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

- 5 That details of the Management Agreement for the maintenance and control of the site be submitted and agreed with the Planning Authority prior to the commencement of development.

REASON:

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

- 6 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.

- 7 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.

- 8 Before development commences, the applicant shall submit for agreement by the Planning Department full details of proposed external finishes.

REASON:

In the interest of visual amenity.

- 9 Before development commences, the applicant shall submit for agreement by the Planning Authority a detailed landscaped plan with full works specification. The plan shall include grading, topsoiling, drainage and planting. In this regard, the applicant shall note that the plan submitted as

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Additional Information is not satisfactory.

REASON:

In the interest of visual amenity and to ensure an adequate level of amenity to serve the development.

- 10 That a financial contribution in the sum of £200 (Two Hundred Pounds) EUR 254 (Two Hundred and Fifty Four 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.

- 11 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 remedial works to the Griffeen River 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.

- 12 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.

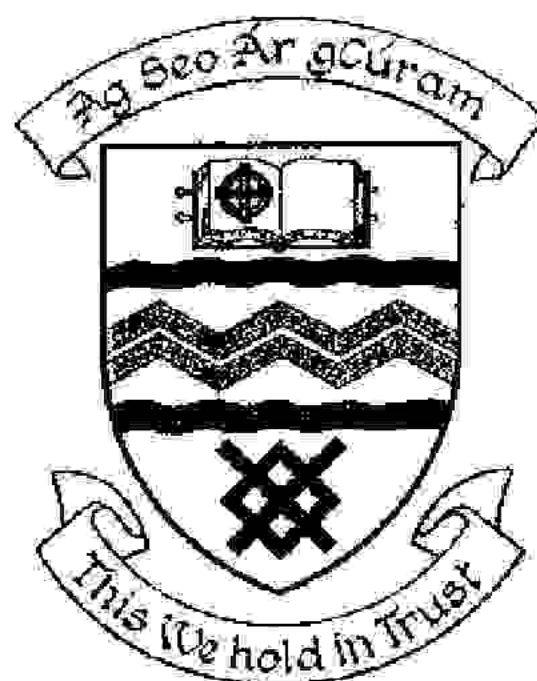
REASON:

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.

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- 13 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four 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.

- 14 That a financial contribution in the sum of £4,200 (Four Thousand Two Hundred Pounds) EUR 5,333 (Five Thousand Three Hundred and Thirty Three 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 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.

- 15 That a financial contribution in the sum of £1,500 (One Thousand Five Hundred Pounds) EUR 1,904 (One Thousand Nine Hundred and Four 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.

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- 16 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit in the sum of £2,000 (Two Thousand Pounds) EUR 2,539 (Two Thousand Five Hundred and Thirty Nine Euros), a bond of an Insurance Company in the sum of £3,000 (Three Thousand Pounds) EUR 3,808 (Three Thousand Eight Hundred and Eight Euros), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development, coupled with the agreement empowering the said Council to apply such security or part thereof for the satisfactory completion or maintenance as aforesaid of any part of the development.

REASON:

To ensure the satisfactory completion of the development.

- 17 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed boundary treatment.

REASON:

In the interest of visual amenity.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0243	
1. Location	48B & 48C Esker Lawns, Lucan, Co. Dublin.		
2. Development	(1) Demolition of all single storey outhouses and boundary wall to rear. (2) Change of use of 2 no. shops to 2 no. bedroomed apartments. (3) Amalgamation of 2 no. single bedroomed flats above shop 48B into 1 no. two bedroomed apartment. (4) Ditto above shop 48C. (5) Erection of single storey extension to side of 48C comprising 1 no. two bedroomed apartment. (6) Erection of new boundary wall with vehicular access to rear of site. (7) Provision of 9 no. parking spaces (3 no. in rear garden and 6 no. spaces to front) and sundry landscaping.		
3. Date of Application	14/04/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/06/2000 2.	1. 2.
4. Submitted by	Name: Tony Colbert Dip.Arch.Tech., Address: 169 Forest Hills, Rathcoole,		
5. Applicant	Name: Pascal Power, Address: 23a Beech Grove, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1275 Date 12/06/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1275	Date of Decision 12/06/2000
Register Reference S00A/0243	Date: 14/04/00

Applicant Development Pascal Power,

- (1) Demolition of all single storey outhouses and boundary wall to rear.
- (2) Change of use of 2 no. shops to 2 no. bedroomed apartments.
- (3) Amalgamation of 2 no. single bedroomed flats above shop 48B into 1 no. two bedroomed apartment.
- (4) Ditto above shop 48C.
- (5) Erection of single storey extension to side of 48C comprising 1 no. two bedroomed apartment.
- (6) Erection of new boundary wall with vehicular access to rear of site.
- (7) Provision of 9 no. parking spaces (3 no. in rear garden and 6 no. spaces to front) and sundry landscaping.

Location 48B & 48C Esker Lawns, Lucan, Co. Dublin.

App. Type Permission

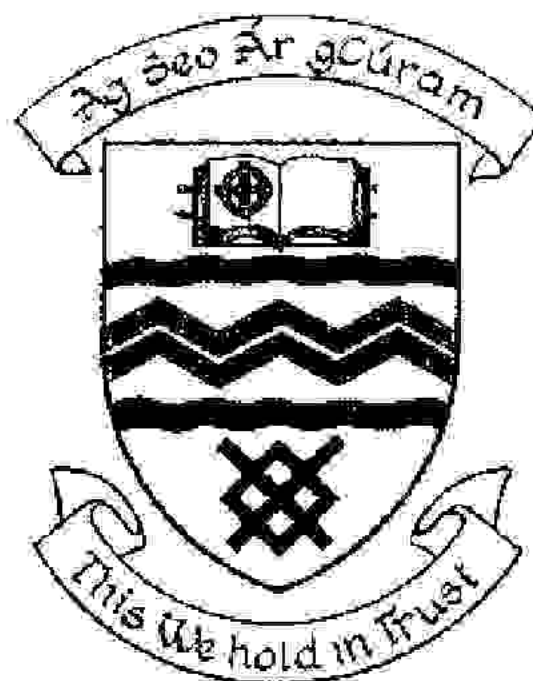
Dear Sir/Madam,

With reference to your planning application, received on 14/04/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 Direct access from the main parking area is possible only in the case of two apartments, with the remainder being accessible only from the smaller rear parking area. The applicant is requested to address this problem by enabling direct access to a greater number of apartments from the main parking area.

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SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0243

- 2 The applicant is requested to submit full details of both foul and surface water drainage, including pipe sizes, gradients, cover and invert levels up to and including connection to the public sewer.
- 3 The applicant shall note that there is a watermain adjacent to the proposed single storey extension. Environmental Services require that no building lie within 5m of a watermain of less than 225mm diameter. The applicant shall also note that the requirements of the Roads Department involve a minimum 2m set-back between the extension and the back of the footpath. The applicant is requested to submit any revised proposals in compliance with the above.
- 4 The applicant is requested to submit a watermain layout drawing, to indicate proposed watermain sizes, valve, meter and hydrant layout, and proposed points of connections to existing watermains.
- 5 The applicant is requested to submit details of proposals for bicycle parking and refuse storage.
- 6 The applicant is requested to indicate if he proposes to establish a management company to manage the site and building.
- 7 The applicant is requested to submit full details of landscaping proposals and to specifically indicate proposals for treating the area of open space.

Signed on behalf of South Dublin County Council


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for Senior Administrative Officer

12/06/00