

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0192	
1. Location	Lucan By-Pass, Co. Dublin.		
2. Development	Single storey office extension to side of existing car showroom.		
3. Date of Application	24/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ciaran MacMathuna Architects, Address: 19 Nassau Street, Dublin 2.		
5. Applicant	Name: McCoy Motors Limited, Address: Lucan By-Pass, Co. Dublin.		
6. Decision	O.C.M. No. 1105 Date 22/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1467 Date 05/07/2000	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



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Ciaran MacMathuna Architects,
19 Nassau Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1467	Date of Final Grant 05/07/2000
Decision Order Number 1105	Date of Decision 22/05/2000
Register Reference S00A/0192	Date 24/03/00

Applicant McCoy Motors Limited,

Development Single storey office extension to side of existing car showroom.

Location Lucan By-Pass, Co. Dublin.

Floor Area 99.17 Sq Metres

Time extension(s) up to and including

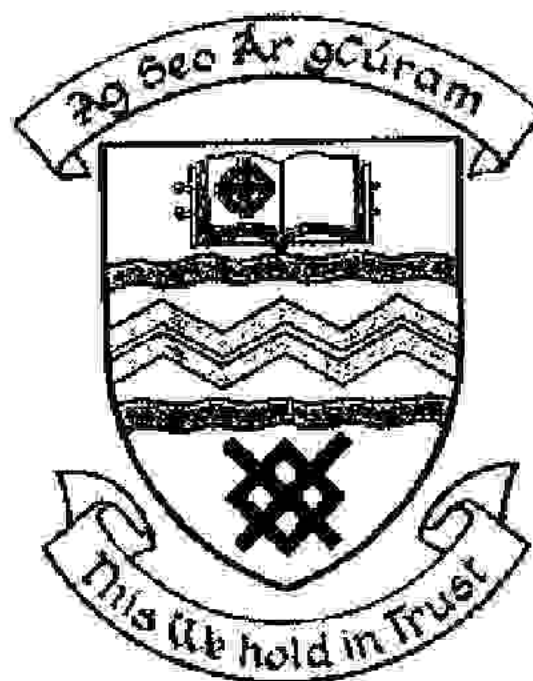
Additional Information Requested/Received /

A Permission has been granted for the development described above,
subject to the following (13) Conditions.

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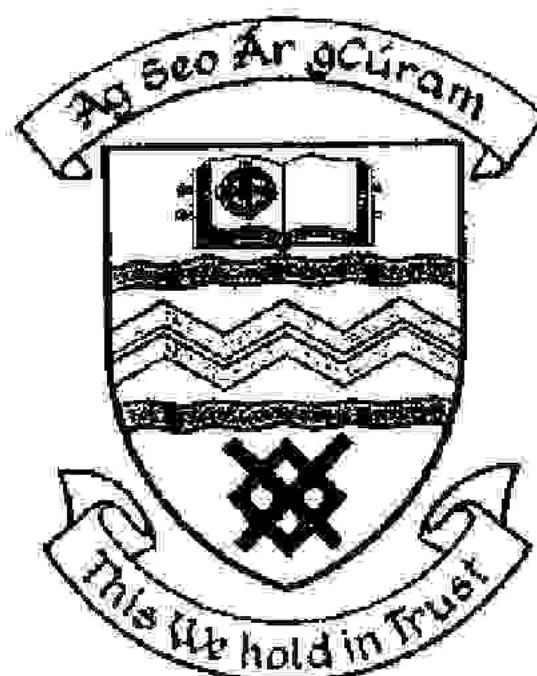
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Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 The applicant shall ensure that the office content of the side extension shall not exceed 100 sq.m. to conform with the 1998 South Dublin County Development Plan which states that office developments open for consideration within areas zoned objective A to protect and/or improved residential amenity shall be no greater than 100 sq.m.
REASON:
In the interests of the proper planning and development of the area.
- 3 That the office use of the side extension shall remain ancillary to the main use of the building as a motor sales showroom.
REASON:
In the interest of the proper planning and development of the area.
- 4 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.
- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
In the interest of visual amenity.
- 6 In relation to foul drainage:
 - (a) No details of foul drainage received. Prior to the commencement of construction, applicant to submit, for approval, full details of drainage.
 - (b) Applicant to ensure full and complete separation of foul and surface water systems.
 - (c) All pipes shall be laid with a minimum cover of 1.2m in roads, footpaths and driveways, and 0.9m in open

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

- (d) No discharge of trade effluent to sewer shall be permitted without the applicant first obtaining from the Environmental Services Department, a licence under Section 16 of the Water Pollution Acts 1977-1990.

REASON:

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

7 In relation to surface water:

- (a) No details of foul drainage received. Prior to the commencement of construction, applicant to submit, for approval, full details of drainage.
- (b) Applicant to ensure full and complete separation of foul and surface water systems.
- (c) All pipes shall be laid with a minimum cover of 1.2m 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.

REASON:

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

8 In relation to water:

- (a) Layout shall be in accordance with Part B of 1997 Building Regulations.
- (b) 24hr storage shall be provided.
- (c) All connections, swabbing, chlorination and tappings of County Council mains to be carried out by South Dublin County Council personnel at the applicant's prior expense.

REASON:

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

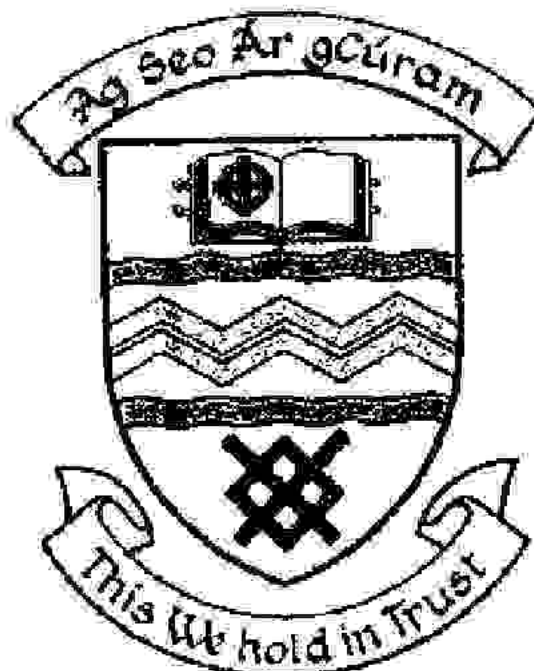
- 9 That a financial contribution in the sum of £831.00 (eight hundred and thirty one pounds) EUR1056 (one thousand and fifty six euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

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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.

- 10 That a financial contribution in the sum of £2163.00 (two thousand one hundred and sixty three pounds) EUR2746 (two thousand seven hundred and forty 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 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.

- 11 That a financial contribution in the sum of £250 (two hundred and fifty pounds) EUR317 (three hundred and seventeen 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.

- 12 That a financial contribution in the sum of £51.00 (fifty one pounds) EUR65 (sixty five 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:

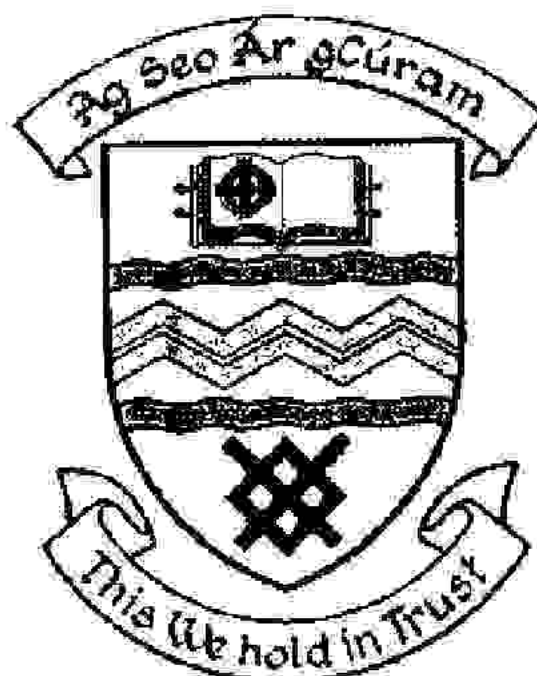
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 13 The a financial contribution in the sum of £188.00 (one hundred and eighty eight pounds) EUR239 (two hundred and thirty nine euros) be paid by the proposer to South Dublin County Council towards the cost of the Lucan Spa Rising Main Scheme which will facilitate this development; this

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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.


.....06/07/00
for SENIOR ADMINISTRATIVE OFFICER

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0192	
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Decision Order Number 1105	Date of Decision 22/05/2000
Register Reference S00A/0192	Date: 24/03/00

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.

..... 22/05/00
for SENIOR ADMINISTRATIVE OFFICER

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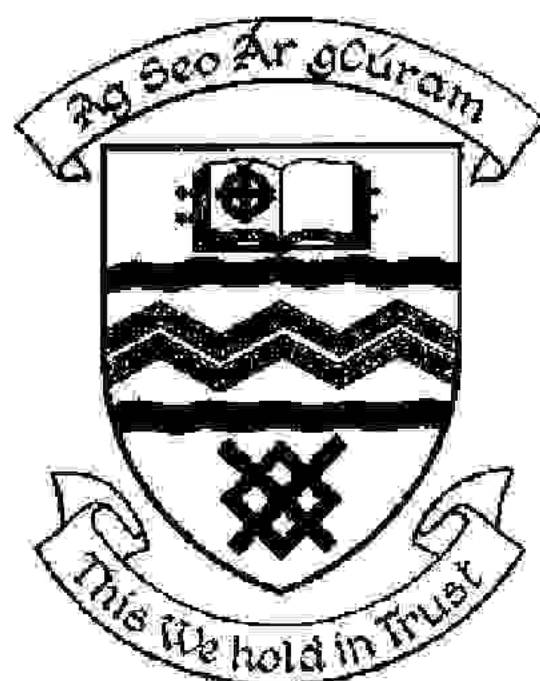
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REASON:
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- 5 That all external finishes harmonise in colour and texture with the existing premises.
REASON:
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prior expense.

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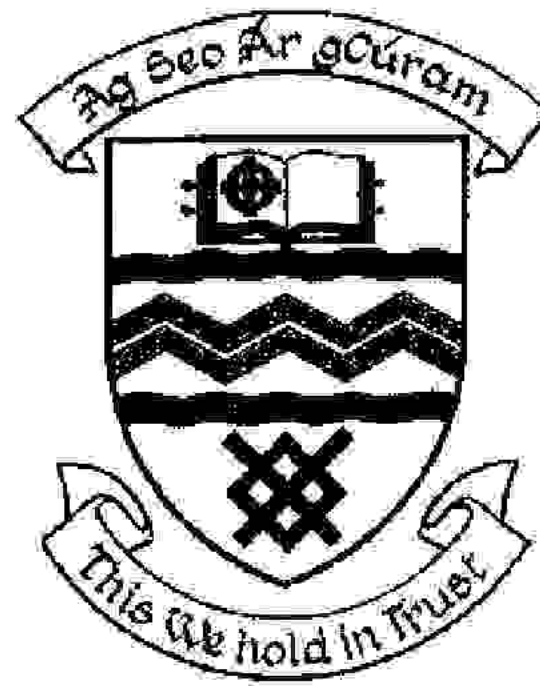
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