

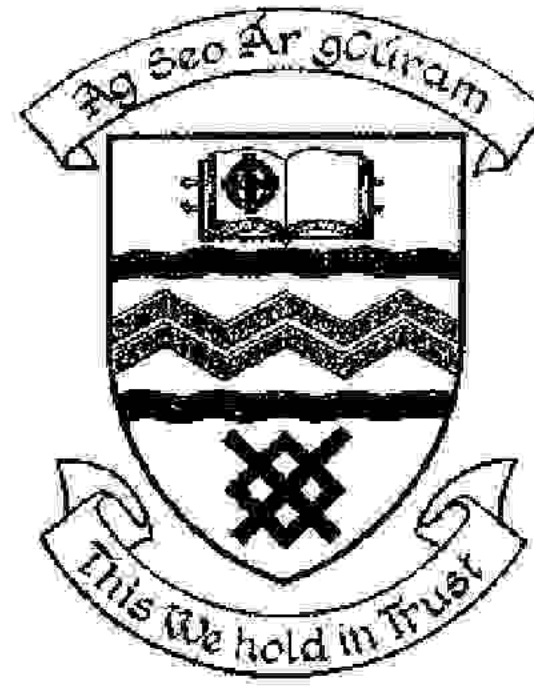
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0177	
1. Location	Lucan Village, Lucan, Co. Dublin.		
2. Development	Demolish existing office building, existing dwelling and existing out houses and construct 7 two bedroomed town houses, 2 one bedroomed apartments, 2 office suites and 2 retail units on existing site		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 16/02/2001 2.
4. Submitted by	Name: Horrigan Design Partnership, Address: Hillview Heights, Clane,		
5. Applicant	Name: Christopher & Brian Grogan, Address: Lucan Village, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1059 Date 17/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	18/06/2001	Written Representations	
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.	

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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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 1059	Date of Decision 17/05/2001
Register Reference S00A/0177	Date: 16/03/00

Applicant Christopher & Brian Grogan,

Development Demolish existing office building, existing dwelling and existing out houses and construct 7 two bedroomed town houses, 2 one bedroomed apartments, 2 office suites and 2 retail units on existing site

Location Lucan Village, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 21/05/2001

Additional Information Requested/Received 12/05/2000 /16/02/2001

Clarification of Additional Information Requested/Received /

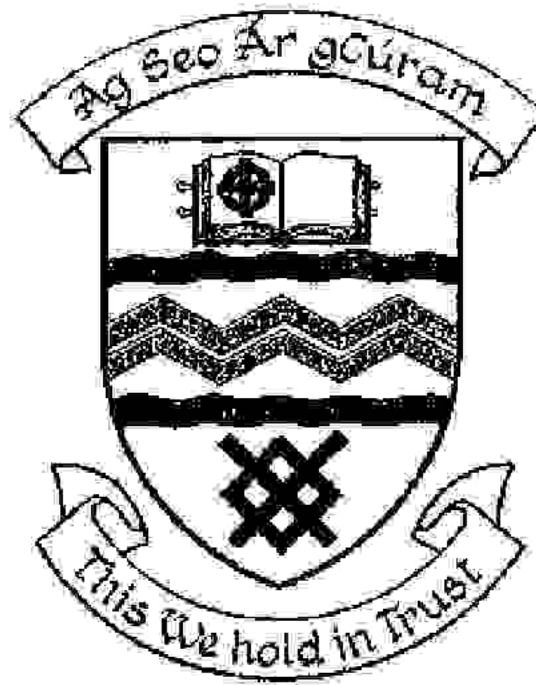
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (26) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 18/05/01
for SENIOR ADMINISTRATIVE OFFICER

Horrigan Design Partnership,
Hillview Heights,
Clane,
Co. Kildare.

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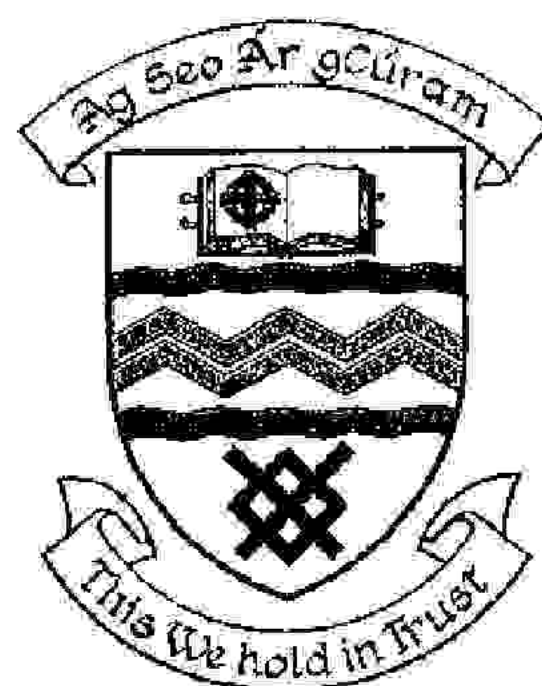
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as per the response to additional information lodged with the Planning Authority 16/02/2001 and unsolicited additional information lodged 04/05/2001 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 house and apartment be used as single dwelling units only.
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 naming and numbering scheme be submitted for agreement by the Planning Authority before development commences.
REASON:
In the interest of the proper planning and development of the area.
- 5 That screen walls in block or similar durable materials not less than 2 metres high, suitably capped and rendered, be provided at the necessary locations so as to screen rear gardens from public view. The specific locations and extent of walling must be fully discussed and agreed with the County Council before construction. Timber fencing is not acceptable.
REASON:
In the interest of visual amenity.

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- 6 Fascia signage details to the shopfronts shall be submitted for agreement by the Planning Authority before development commences. No internal illumination is permitted.

REASON:

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

- 7 No advertising signs to be erected without planning permission, except those which are exempted development or permitted under conditions no 6 above.

REASON:

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

- 8 There shall be no external shutters on the shopfronts.

REASON:

In the interest of preserving the visual amenities of this Conservation Area.

- 9 The widening of the public road (Giltrap Square) to be at the applicant's expense. Details of the road widening including construction depths and drainage to be submitted for agreement by the Planning Authority before development commences.

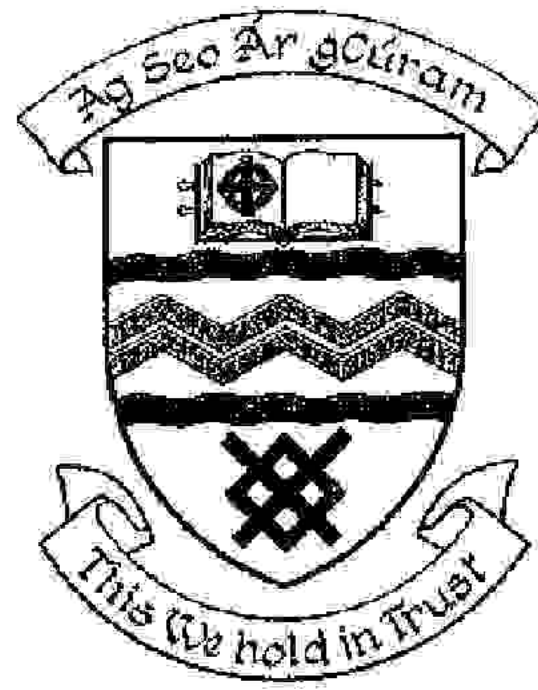
REASON:

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

- 10 Drainage details shall conform to the requirements of the County Council's Environmental Services Department. In this regard, the following requirements in relation to foul and surface water drainage shall be observed;

- (a) No building shall be erected within 5 metres of a public sewer or any sewer with the potential to be taken in charge.
- (b) The applicant to ensure full and complete separation of foul and surface water systems.
- (c) Drains within the development to be upsized to a minimum of 150mm diameter in accordance with Part H of the 1997 Building Regulations.
- (d) 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

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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.

- 11 In light of the flooding in Lucan Village during November
5th/6th 2000, prior to the commencement of development, the
applicant will supply information to the Planning Authority
on proposed flood protection measures to be put in place for
the development.

REASON:

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

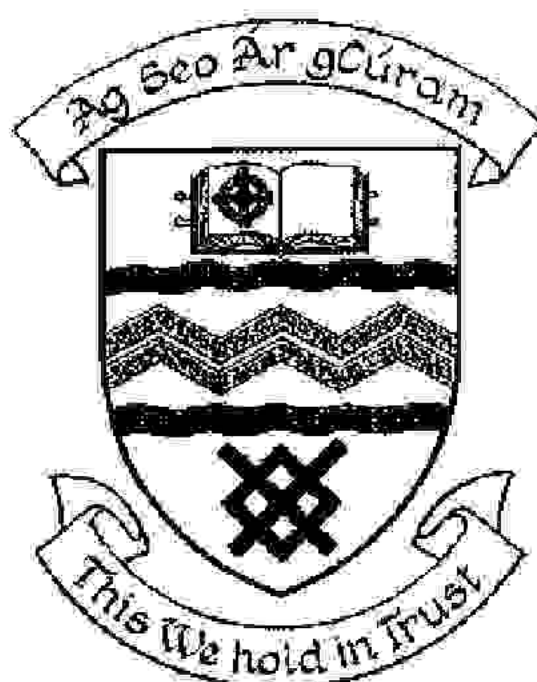
- 12 In relation to water supply proposal, the applicant shall
conform with the following requirements of the Environmental
Services Department of the County Council:
- a) The applicant shall submit revised details of the
proposed watermain layout for the approval of the Water
Services Area Engineer at the Council's Deansrath Depot
(telephone 01-4570784) prior to the commencement of the
proposed development. The details to be submitted shall
include pipe sizes, pipe class, pipe route, location of
valves, hydrants and the proposed point of connection to the
existing public watermain. The layout and the provision of
the proposed watermain shall comply with Part B of the 1997
Building Regulations Technical Guidance Documents.
 - b) Each unit shall have its own individual service
connection to the watermain and 24hour storage.
 - c) Each office and retail unit shall be commercially
metered.
 - d) The connection to and tapping of public watermains shall
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.

- 13 The applicant shall adhere to the requirements of Dúchas in
relation to the development. In this regard, the following
requirements shall be satisfied:
- (a) The applicant shall employ an archaeologist to carry

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- out an archaeological assessment of the site. No sub-surface work or demolition work shall be undertaken in the absence of the archaeologist without his/her express consent.
- (b) The archaeologist shall carry out an inspection of the upstanding remains and compile a report. The report shall contain descriptions, drawings and photographs of any possible early fabric, along with an archaeological and historical background of the site compiled from an examination of any relevant maps ^{or} other sources. Copies of the report shall be forwarded to the Planning Authority and to Duchas for comment before any demolition work begins. Duchas shall then advise of subsequent requirements regarding the preservation in situ of any early fabric.
- (c) If there is no medieval fabric in situ, and there are no further objections from Duchas, demolition on the site may proceed under the supervision of a qualified archaeologist, retained by the applicants to facilitate the archaeological testing of the site.
- (d) The archaeologist shall excavate test trenches at suitable locations. Test trenches can be excavated by machine to the upper layer of archaeological deposits. The remaining portions should be excavated manually.
- (e) Having completed the work, the archaeologist shall submit a report to Duchas and the Planning Authority. It shall comment on the degree to which the extent, location, and levels of all proposed foundations, service trenches and other sub-surface works associated with the development will effect the archaeological remains. This shall be illustrated with appropriate plan and sections.
- (f) Where archaeological material is shown to be present, further preservation in situ, excavation or monitoring may be required. Duchas will advise on this.
- (g) No site preparation or construction works should be carried out until after the archaeologist's report has been submitted to the Planning Authority and to Duchas for written agreement by the Planning

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Authority. Written permission from Duchas will be required to enable works to proceed.

REASON:

To ensure that the site's archaeological potential is not prejudiced.

- 14 The proposed sliding sash windows are to be constructed of pressure treated softwood and external doors are to be constructed of timber.

REASON:

In the interest of visual amenity within a Conservation Area and in the interests of sustainability.

- 15 The external render to Block A is to of a single colour rough dash finish with the colour to receive the written agreement of the Planning Department prior to the commencement of construction.

REASON:

In the interest of visual amenity within a Conservation Area.

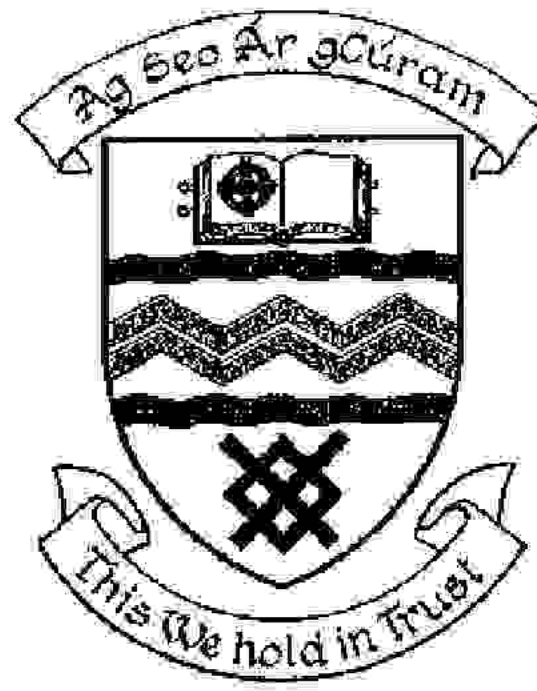
- 16 The building identified in the existing survey as Structure A is to be subject to a written room-by-room inventory. This inventory should be full, current and accurate and include a complete photographic survey (with each photograph being labelled and the point from which the photograph is taken and the direction of the photograph being illustrated on a plan) for record purposes. A detailed description of each room is also to be provided. Each room should be identified and correlate with the survey drawings. The exterior of the building is also to be photographed and described. A copy of this inventory is to be submitted to the Planning Authority and the Irish Architectural Archives for record purposes as recommended by the Draft Architectural Conservation Guidelines for Planning Authorities, prior to the commencement of development.

REASON:

To ensure appropriate records are held in relation to this structure prior to demolition.

- 17 Sash windows, interior joinery and period fireplaces are to be carefully removed from Structure A and salvaged. Details of the items to be salvaged and the receiving agent of the

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salvaged items are to be submitted to the Planning Authority for approval prior to the commencement of development.

REASON:

In the interests of architectural salvage and sustainability.

NOTE:

The applicant's attention is drawn to Section 12 (3) of the National Monuments (Amendment) Act 1994 which is reiterated below:

"When the owner or occupier [not being the Minister] of a monument or place which has been recorded under subsection (1) of this section or any person proposes to carry out, or to cause or permit the carrying out of any work at or in relation to such monument or place, he shall give notice in writing of his proposal to carry out the work to the Minister and shall not, except in the case of urgent necessity and with the consent of the Minister, commence work for a period of two months after having given notice".

- 18 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.

- 19 That a financial contribution in the sum of £7,467 (seven thousand four hundred and sixty seven pounds) EUR 9,487 (nine thousand four hundred and eighty seven 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.

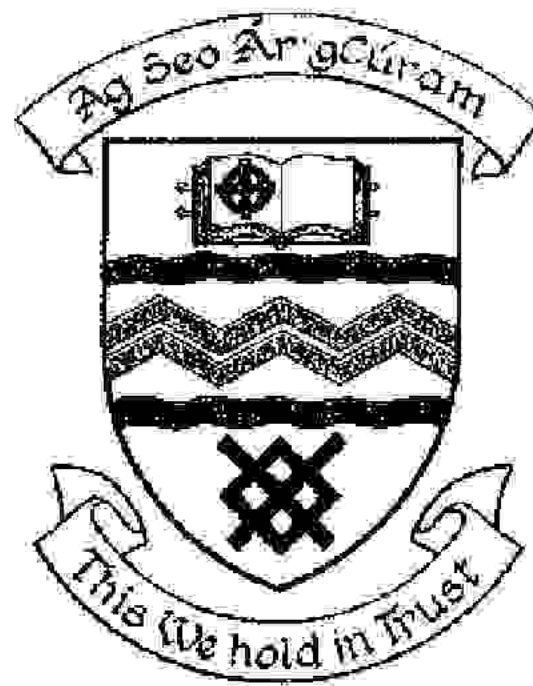
REASON:

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.

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- 20 That a financial contribution in the sum of £19,299 (nineteen thousand two hundred and ninety nine pounds) EUR 24,505 (twenty four thousand five hundred and five 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.

- 21 That a financial contribution in the sum of £5,250 (five thousand two hundred and fifty pounds) EUR 6,666 (six thousand six hundred and sixty six 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.

- 22 That a financial contribution in the sum of £809 (eight hundred and nine pounds) EUR 1,027 (one thousand and twenty seven 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.

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- 23 That a financial contribution in the sum of £405 (four hundred and five pounds) EUR 514 (five hundred and fourteen 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.

- 24 That a financial contribution in the sum of £3,332 (three thousand three hundred and thirty two pounds) EUR 4,230 (four thousand two hundred and thirty 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.

- 25 That a financial contribution of £672 (six hundred and seventy two pounds) EUR 853 (eight hundred and fifty three euros) be paid by the proposer to South Dublin County Council towards the cost of Lucan village Surface Water Separate Scheme which will facilitate this development; this contribution to be paid before the commencement of development on the site.

REASON:

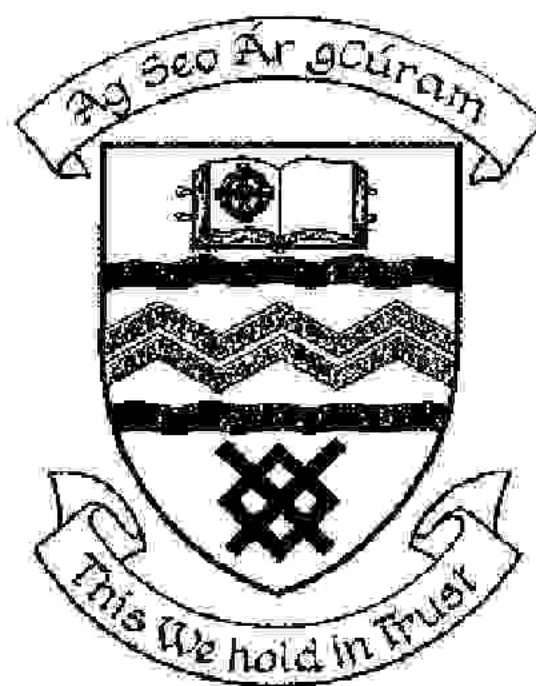
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the costs of the works.

- 26 Before the development is commenced, the developer shall lodge with the South Dublin County Council a cash deposit of £9,000 (nine thousand pounds), a bond of an Insurance Company of £13,500 (thirteen thousand and five hundred

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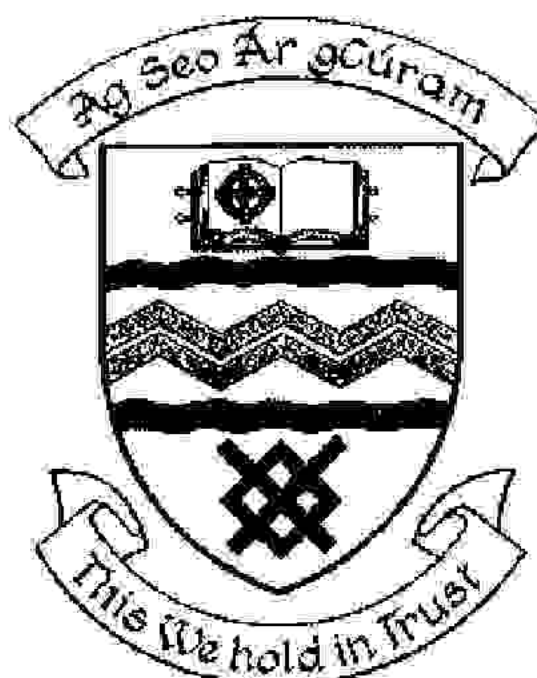
pounds), or other security to secure the provision and satisfactory completion and maintenance to taking-in-charge standard of roads, footpaths, sewers, watermains, drains, public lighting and other services required in connection with the development.

REASON:

To ensure the satisfactory completion of the development.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0177	
1. Location	Lucan Village, Lucan, Co. Dublin.		
2. Development	Demolish existing office building, existing dwelling and existing out houses and construct 7 two bedroomed town houses, 2 one bedroomed apartments, 2 office suites and 2 retail units on existing site		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 16/02/2001 2.
4. Submitted by	Name: Horrigan Design Partnership, Address: Hillview Heights, Clane,		
5. Applicant	Name: Christopher & Brian Grogan, Address: Lucan Village, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1059 Date 17/05/2001	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	18/06/2001	Written Representations	
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0784	Date of Decision 12/04/2001
Register Reference S00A/0177	Date 16/03/00

Applicant Christopher & Brian Grogan,
App. Type Permission
Development Demolish existing office building, existing dwelling and
existing out houses and construct 7 two bedroomed town
houses, 2 one bedroomed apartments, 2 office suites and 2
retail units on existing site

Location Lucan Village, Lucan, Co. Dublin.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 15/05/2001

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER 12/04/01

Horrigan Design Partnership,
Hillview Heights,
Clane,
Co. Kildare.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0177	
1. Location	Lucan Village, Lucan, Co. Dublin.		
2. Development	Demolish existing office building and ancillary buildings and construct 4 offices, 11 apartments and 2 dwelling houses on the site of existing premises. This development is in a conservation area.		
3. Date of Application	16/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 12/05/2000 2.	1. 2.
4. Submitted by	Name: Horrigan Design Partnership, Address: Hillview Heights, Clane,		
5. Applicant	Name: Christopher & Brian Grogan, Address: Lucan Village, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1047 Date 12/05/2000	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			
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14. Registrar	Date	Receipt No.	

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

Decision Order Number 1047	Date of Decision 12/05/2000
Register Reference S00A/0177	Date: 16/03/00

Applicant Christopher & Brian Grogan,
Development Demolish existing office building and ancillary buildings
and construct 4 offices, 11 apartments and 2 dwelling houses
on the site of existing premises.
This development is in a conservation area.

Location Lucan Village, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 16/03/00 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 The Planning Authority consider that the proposal constitutes overdevelopment of this restricted site. The layout proposed is not acceptable, specifically because of:
 - the impact on the residential amenities of property on Giltrap Sq.
 - the low level of car parking provision, which is deficient in terms of the Development Plan parking standards.
 - the design of block A which is not considered appropriate within Lucan Village, which is a designated conservation area in the County Development Plan.

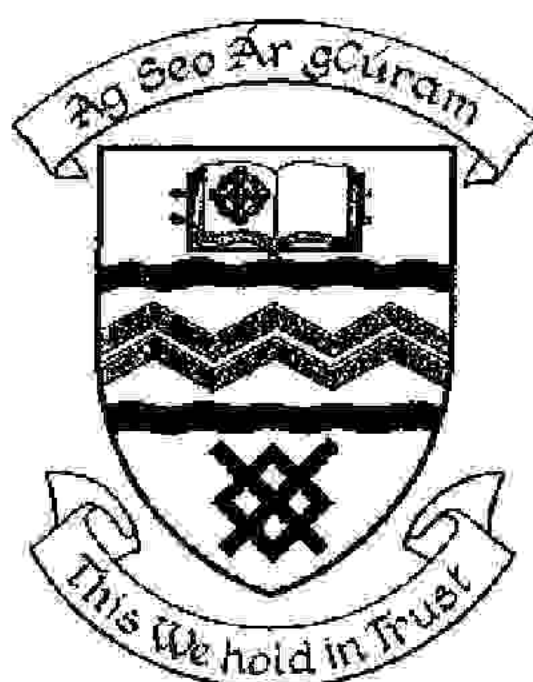
In this regard the applicants are requested to modify the proposed development addressing the above issues. Prior to submitting a response to this, the applicants are advised to consult with the Planning Department of the County Council.

Horrigan Design Partnership,
Hillview Heights,
Clane,
Co. Kildare.

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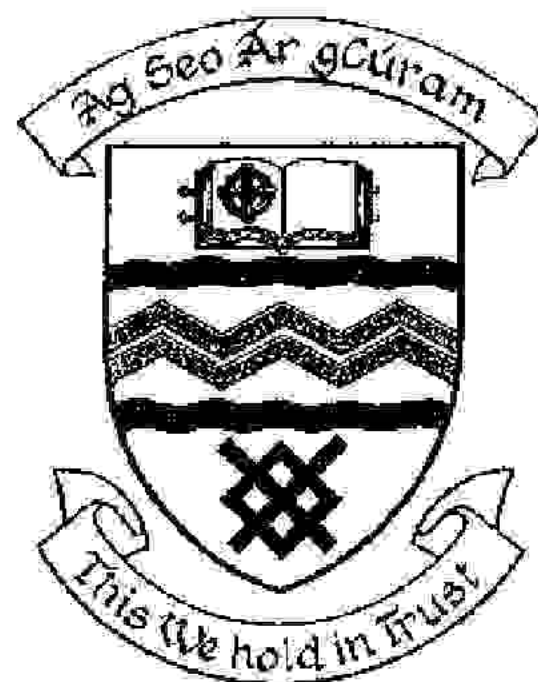
REG REF. S00A/0177

- 2 Notwithstanding the issues raised in Point No. 1, the applicants are requested to modify the proposed layout to incorporate the following requirements of the Roads Department:-
- a minimum roadway width of 5.5m, plus 1.5m footpath along the full site frontage,
 - the maximum gradient of the basement car park ramp to be 7% and the last 6m of approach to the public road to be not greater than 2.5%.
- 3 The applicants are requested to prove, submitting the necessary documentary evidence, of their legal entitlement to access across the piece of ground between the proposed car parking area for the townhouses and Giltrap Square.
- 4 In relation to foul and surface water drainage, the applicants are requested to submit full details, including pipe sizes, gradients and cover and invert levels up to and including connection to the public sewer.
- 5 There are four sewers in close proximity to the site. these are:-
- a 225mm foul sewer to the north.
 - a 150mm foul sewer to the north.
 - a 375mm foul sewer to the west.
 - a 225mm surface water sewer to the north.
- The Environmental Services Department require a minimum 5m setback from each of these sewers. The applicants shall submit a drawing detailing how this requirement is satisfied.
- 6 The applicants shall note that there is a 4" watermain to the north and a 6" watermain to the west of the proposed development. The Environmental Services Department require a 5m setback from each of these watermains. The applicants shall submit a drawing detailing how this requirement is satisfied.
- 7 The applicants are requested to submit a watermain layout drawing. The drawing shall indicate proposed watermain

SOUTH DUBLIN COUNTY COUNCIL
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PLANNING
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REG. REF. S00A/0177

sizes, valve, metre and hydrant layout, and proposed points of connections existing watermains.

- 8 An archaeological assessment of the site undertaken by a qualified archaeologist is required, outlining the archaeological implications of the proposed development.
- 9 Any revised scheme shall be accompanied by an architectural report by a person experienced in conservation, assessing the proposed development in regard to the following:-
 - a) impact of the proposed development on the immediate environs of the streetscape in terms of compatibility of character, design, colour and finishes, massing of built form and intensity of site use.
 - b) impact of the proposed development on the existing amenities, character and heritage of the designated conservation area.
 - c) the likely impact of the proposed use on the character of the site and its environs.
- 10 The applicant is requested to examine how the proposed development may be revised to achieve a mutually satisfactory integration of the proposed development on the adjoining land to the south which is the subject of a current application under Reg. Ref. S99A/0853.
- 11 Any revised submission shall be accompanied by a fully detailed block plan which clearly indicates the uses and scale of all adjoining properties.
- 12 A photographic survey of the existing building to be demolished is required.

Signed on behalf of South Dublin County Council

MA
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For Senior Administrative Officer

12/05/00