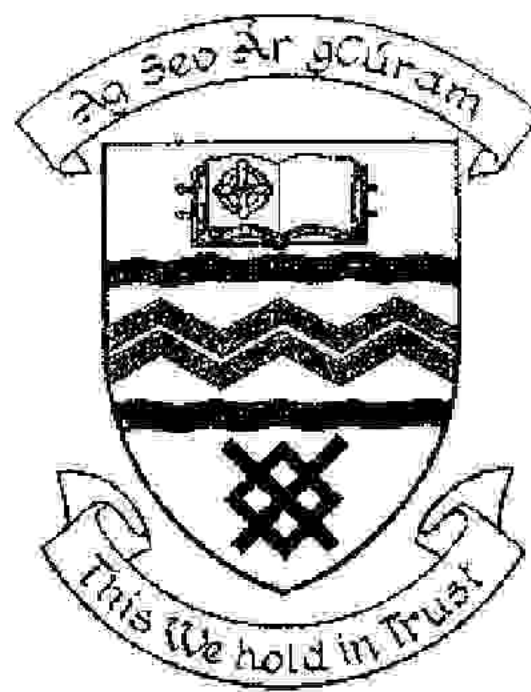


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0164	
1. Location	Lucretia Tiles, Adamstown, Newcastle Road, Lucan, Co. Dublin.		
2. Development	Retention of the continuance of the use of part of the storage area as a wholesale showroom and the retention of signage at the entrance walls a free standing sign and signage on the building.		
3. Date of Application	13/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Vincent E. Traynor, Address: 3 Castlebrook, Dundrum,		
5. Applicant	Name: Mr. Eamonn Grumley, Address: Lucretia Tiles, Adamstown, Newcastle Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1032 Date 11/05/2000	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.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Decision Order Number 1032	Date of Decision 11/05/2000
Register Reference S00A/0164	Date: 13/03/00

Applicant Mr. Eamonn Grumley,

Development Retention of the continuance of the use of part of the storage area as a wholesale showroom and the retention of signage at the entrance walls a free standing sign and signage on the building.

Location Lucretia Tiles, Adamstown, Newcastle Road, Lucan, Co. Dublin.

Floor Area Sq Metres


Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

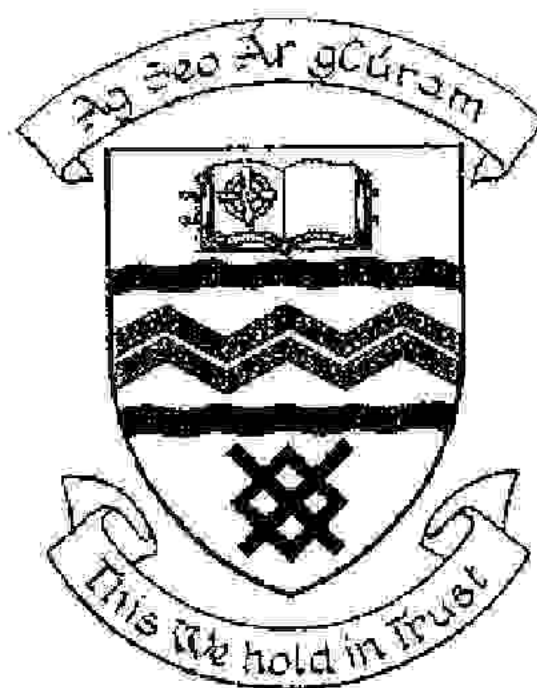
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (13) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

 12/05/00
For SENIOR ADMINISTRATIVE OFFICER

Vincent E. Traynor,
3 Castlebrook,
Dundrum,
Dublin 14.

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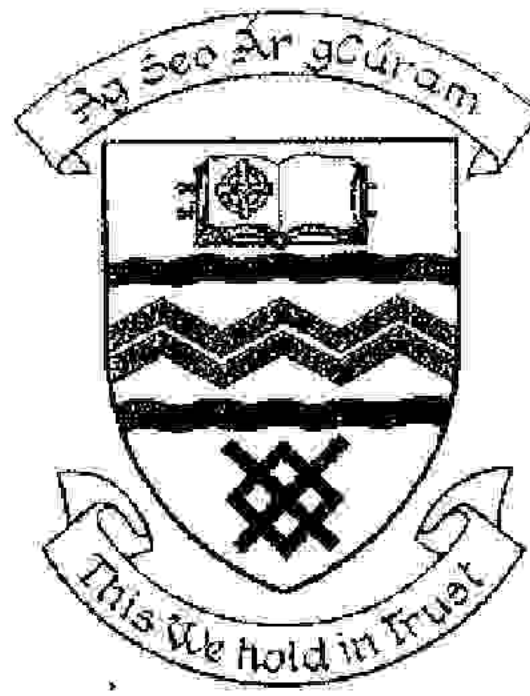
Conditions and Reasons

- 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 the extent of the showroom shall be limited to a maximum of 80sq.m. floor area. The applicant shall submit for agreement by the Planning Authority revised floor plans at a scale of 1:100 making provision for this. Within one month of the final grant of permission, the reduction of the showroom area shall be implemented
REASON:
To control the extent of retailing/wholesaling in the interest of the amenities of the area and traffic safety.
- 3 That the showroom shall be used for the display of goods only to trade customers as indicated in the applicant's letter lodged with the Planning Authority 13/03/00, and that access to the showroom shall be denied to the general public.
REASON:
To control the extent of retailing/wholesaling in the interest of the amenities of the area and traffic safety.
- 4 That a car parking layout be submitted to the Planning Authority for agreement within one month of the final grant of planning permission, making provision for:
 - a total of 21 parking spaces to be marked out adjacent to the entrance to the showroom.
 - the parking area shall be separated from the remainder of the site by a low wall and dense planting, which shall be designed to screen the car park. Full details of the planting to be submitted, including species, (which shall be primarily native) and location. The planting shall take place during

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the first planting season following the final grant
of permission.

REASON:

In order to protect the rural character of the area.

- 5 That the unauthorised use as a contractor's depot of the south-east corner of the site shall cease immediately.

REASON:

To control unauthorised use in the interest of the proper planning and development of the area.

- 6 That the hard-surfacing on the area of land other than the structures associated with Lucretia Tiles, the car parking area referred to in Condition No. 4 above and access shall be removed and replaced with planting.

REASON:

To protect the rural character of the area and to control the possible use of lands for unauthorised development.

- 7 That the free-standing sign, denoted in the submitted documentation as Sign B, shall be removed within two weeks of the final grant of planning permission.

REASON:

In the interest of traffic safety and the visual amenities of the area.

- 8 That no further advertising sign or structure be erected except those which are exempted development, without prior approval of the Planning Authority or An Bord Pleanála on appeal.

REASON:

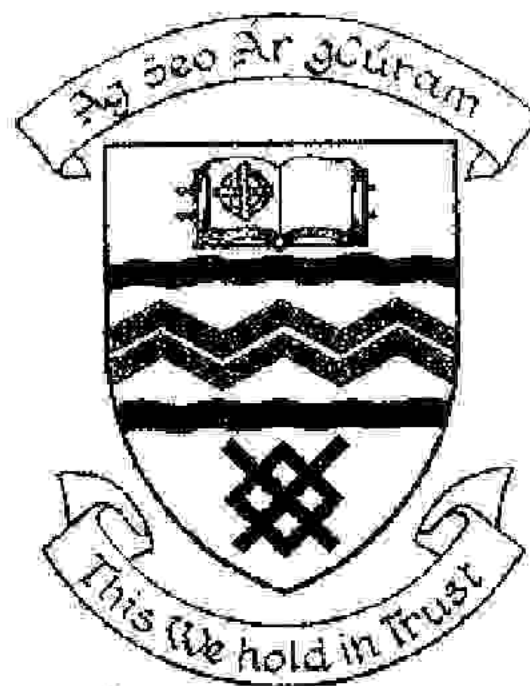
In the interest of the proper planning and development of the area.

- 9 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.

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- 10 That the developer shall complete the traffic island at the entrance to the site to the satisfaction of the County Council's Roads Department within one month of the final grant of permission. This shall involve use of a contrasting colour to the road surface/driveway and new road markings.

REASON:

In the interest of traffic safety.

- 11 The existing planting and hedgerow along the site boundary shall be retained.

REASON:

To protect the rural character of the area.

- 12 That a financial contribution in the sum of £645 (six hundred and forty five pounds) EUR 818 (eight hundred and eighteen 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 on receipt of final grant of permission.

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 That a financial contribution in the sum of money equivalent to the value of £1,680 (one thousand six hundred and eighty pounds) EUR 2,133 (two thousand one hundred and thirty three euros) towards the cost of roads improvements and traffic management in the area of the proposed development and which facilitate this development; this contribution to be paid on receipt of final grant of permission.

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.