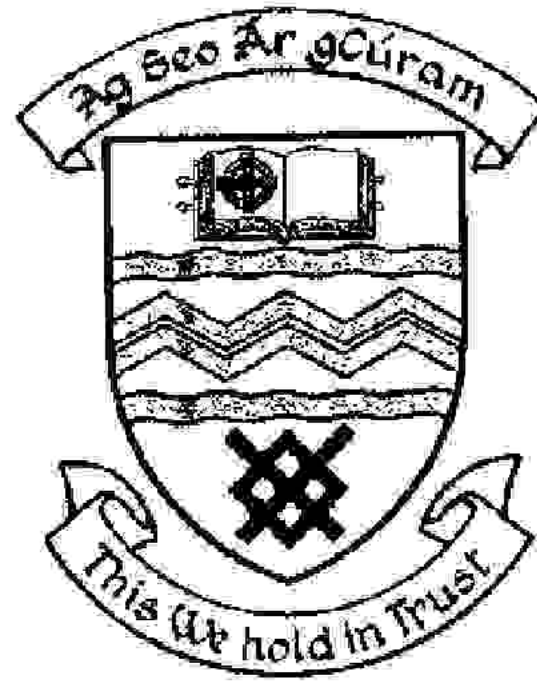


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0064	
1. Location	Mill Bank, Lower Road, Lucan, Co. Dublin.		
2. Development	To alter and extend existing light industrial unit, including first floor extension, new roof and elevational treatment to front facade.		
3. Date of Application	08/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Philip J. Staunton Architects, Address: The Old Coach House, Rear of 22 Aungier Street,		
5. Applicant	Name: Daithi O Duil & Audrey Emerson, Address: Mill Bank, Lower Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0712 Date 06/04/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 1083 Date 18/05/2000	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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Dublin 24

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Philip J. Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 1083	Date of Final Grant 18/05/2000
Decision Order Number 0712	Date of Decision 06/04/2000
Register Reference S00A/0064	Date 08/02/00

Applicant Daithi O Duil & Audrey Emerson,

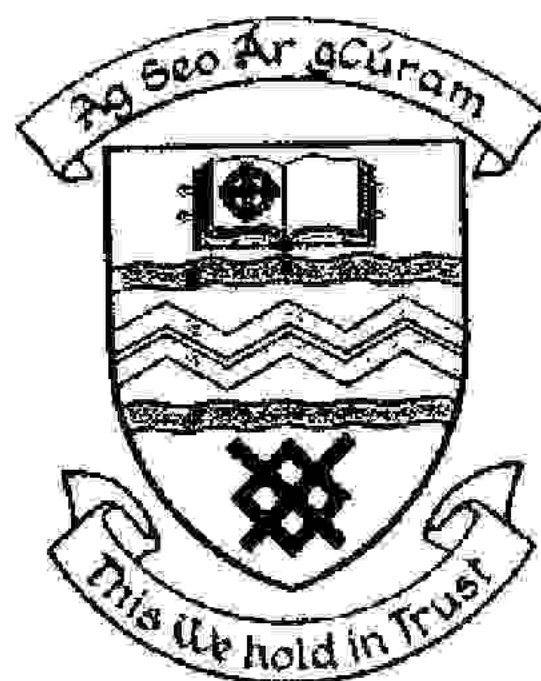
Development To alter and extend existing light industrial unit,
including first floor extension, new roof and elevational
treatment to front facade.

Location Mill Bank, Lower Road, Lucan, Co. Dublin.

Floor Area 700.00 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 (10) Conditions.

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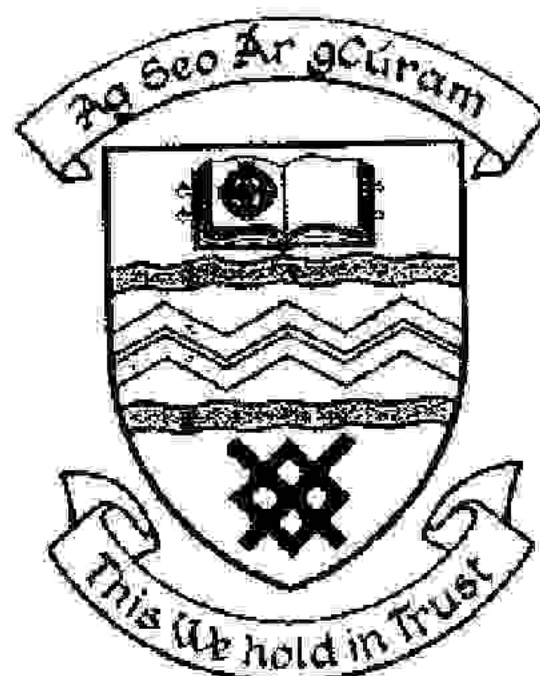
Telephone: 01-414 9230
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Conditions and Reasons

- 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 Before development commences, the applicant shall submit for agreement by the Planning Authority full details of proposed finishes, including a sample of the proposed brick and cladding to be used on the front elevation, and the roofing material.
REASON:
In the interest of visual amenity.
- 3 The forecourt area shall be used solely for parking and not for the purposes of external storage or parking of skips and containers.
REASON:
In the interest of orderly development and the amenities of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, the applicant shall ensure full and complete separation of the foul and surface water systems.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 Before development commences, the applicant shall submit for agreement by the Planning Authority details of proposed signage.
REASON:
In the interest of the proper planning and development of the area.
- 6 That a financial contribution in the sum of £2,058 (two thousand and fifty eight pounds) EUR 2,614 (two thousand six hundred and fourteen 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.

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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.

- 7 That a financial contribution in the sum of £5,355 (five thousand three hundred and fifty five pounds) EUR 6,799 (six thousand seven hundred and ninety nine 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.

- 8 That a financial contribution in the sum of £619 (six hundred and nineteen pounds) EUR 786 (seven hundred and eighty six 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.

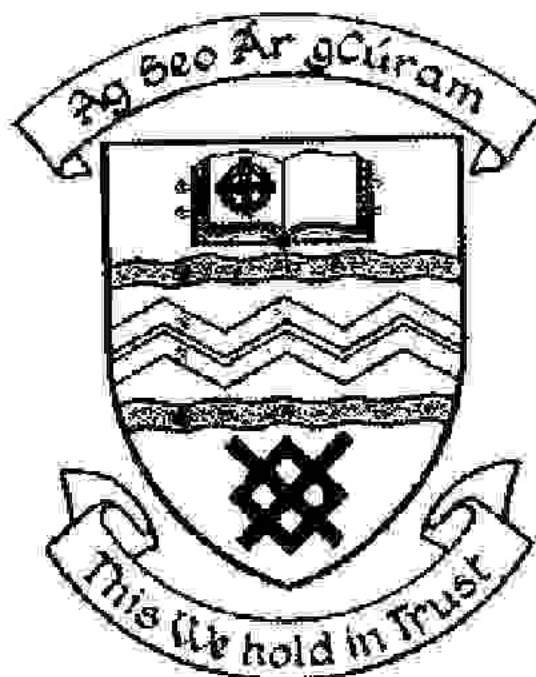
- 9 That a financial contribution in the sum of £127 (one hundred and twenty seven pounds) EUR 161 (one hundred and sixty one euros) be paid by the proposer to South Dublin County Council towards the cost of the upgrading of Esker Pumping Station; this contribution to be paid before the commencement 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.

- 10 That a financial contribution in the sum of £63 (sixty three pounds) EUR 80 (eighty euros) be paid by the proposer to South Dublin County Council towards the cost of remedial

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

REASON:

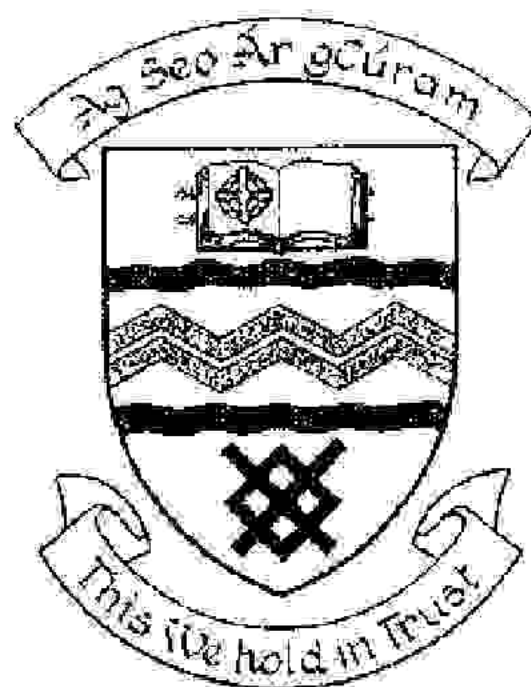
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of the works.

- (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.


19/05/00
 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 0712	Date of Decision 06/04/2000
Register Reference S00A/0064	Date: 08/02/00

Applicant Daithi O Duil & Audrey Emerson,
Development To alter and extend existing light industrial unit,
including first floor extension, new roof and elevational
treatment to front facade.
Location Mill Bank, Lower 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 (10) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

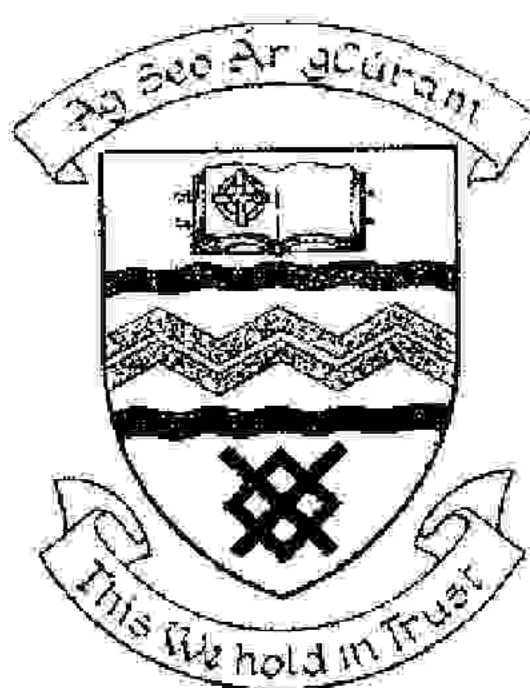
..... 06/04/00
for SENIOR ADMINISTRATIVE OFFICER

Philip J. Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

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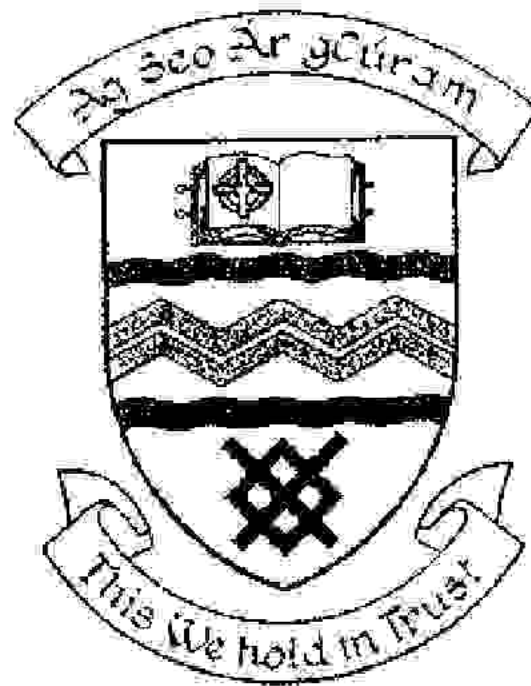
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REG REF. S00A/0064

Conditions and Reasons

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REASON:
In the interest of visual amenity.
- 3 The forecourt area shall be used solely for parking and not for the purposes of external storage or parking of skips and containers.
REASON:
In the interest of orderly development and the amenities of the area.
- 4 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In this regard, the applicant shall ensure full and complete separation of the foul and surface water systems.
REASON:
In order to comply with the Sanitary Services Acts, 1878-1964.
- 5 Before development commences, the applicant shall submit for agreement by the Planning Authority details of proposed signage.
REASON:
In the interest of the proper planning and development of the area.

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- 6 That a financial contribution in the sum of £2,058 (two thousand and fifty eight pounds) EUR 2,614 (two thousand six hundred and fourteen 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.

- 7 That a financial contribution in the sum of £5,355 (five thousand three hundred and fifty five pounds) EUR 6,799 (six thousand seven hundred and ninety nine 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:

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REASON:

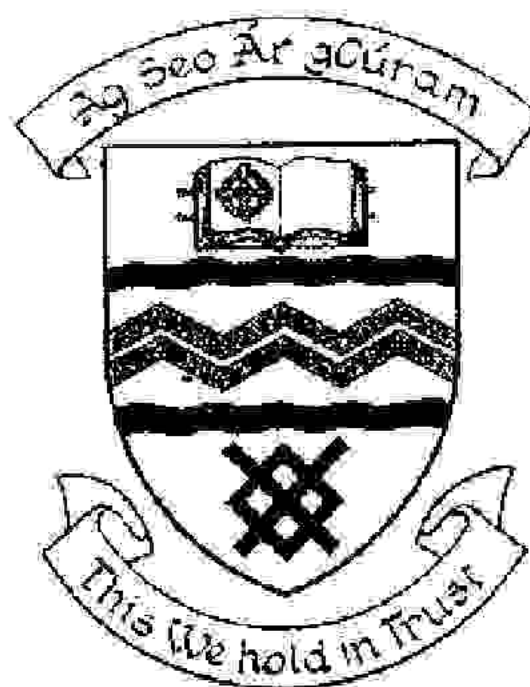
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the development should contribute towards the cost of the works.

- 9 That a financial contribution in the sum of £127 (one hundred and twenty seven pounds) EUR 161 (one hundred and

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sixty one 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.

- 10 That a financial contribution in the sum of £63 (sixty three pounds) EUR 80 (eighty 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.