

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/361
1. LOCATION	Lucan Lodge, Lucan, Co. Dublin.		
2. PROPOSAL	Alterations and extensions to nursing home		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received
	P	20th March, 1986	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. 2. </div> <div style="width: 45%;"> 1. 2. </div> </div>
4. SUBMITTED BY	Name Hannigan, Whyte & Assocs., Address Main St., Leixlip, Co. Kildare		
5. APPLICANT	Name Maurice Joyce, Address Lucan lodge, Ardeevin, Lucan, Co. Dublin.		
6. DECISION	O.C.M. No. P/3283/86		Notified 8th Sept., 1986
	Date 8th Sept., 1986		Effect To grant permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified 3rd Oct., 1986		Decision Permission granted by An Bord Pleanala.
	Type 3rd Party		Effect 9th July, 1987
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			

Prepared by

Checked by

Copy issued by Registrar.

Date

Co. Accts. Receipt No

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 86A/361

APPEAL by Kieran Brady of 'Carraigwell', Ardeevin Drive, Lucan, County Dublin, on behalf of residents of Ardeevin Drive, Ardeevin Avenue and Ardeevin Court, County Dublin, against the decision made on the 8th day of September 1986, by the Council of the County of Dublin to grant subject to conditions a permission for development described in the public notice as alterations and extensions to existing planning permission reference number 85A/425 granted 18th day of October, 1985, for change of use of dwelling to nursing home at Lucan Lodge, Ardeevin, Lucan, County Dublin, to Maurice Joyce, of Lucan Lodge, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that subject to compliance with the conditions set out in the Second Schedule hereto the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. Before development is commenced the developer shall pay a sum of money to Dublin County Council as a contribution towards the provision of public water supply and drainage facilities in the area arising from the intensification of use of the site. The amount to be paid shall be as agreed between the developer and the said County Council or, failing agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the cost of services which facilitate the development.

2. Surface water arising from this development shall be disposed of into the public storm water drainage system to the satisfaction of the planning authority.

Reason: In the interest of orderly development.

SECOND SCHEDULE (CONTD.)

3. Water supply and drainage arrangements, including the disposal of surface water shall comply with the detailed requirements of the planning authority.

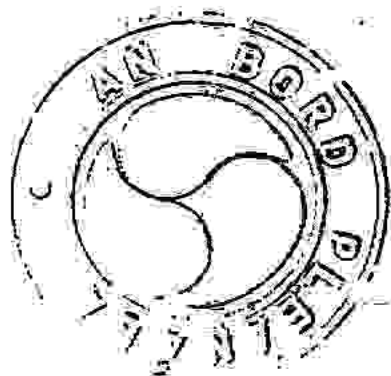
Reason: In the interests of orderly development and public health.

4. Adequate car parking to serve staff and visitors shall be provided on the site, details of which shall be agreed with the planning authority prior to the commencement of construction works.

Reason: To ensure a proper standard of development.

5. Prior to the commencement of development a detailed landscaping scheme shall be submitted to and agreed with the planning authority which shall include details of boundary treatment and of all existing trees on the site and details of those proposed for retention together with measures to ensure their protection during development works. The site shall be landscaped in accordance with the agreed scheme which shall include a timescale for implementation.

Reason: In the interest of visual amenity.



Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 9th day of July

1987.

DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

Notification of Decision to Grant Permission/Approval

Local Government (Planning and Development) Acts, 1963-1983

To: **Hannigan Whyte & Assoc.,**
Archts. & Planning Consultants,
Main St., Lixlip,
Co. Kildare
Applicant: **Marice Joyce Esq.,**

Decision Order
Number and Date **P/3283/86 8.9.86**
Register Reference No. **86A/361**
Planning Control No.
Application Received on **20.3.86**
Fee Received: **10.7.86**

In pursuance of its functions under the above-mentioned Acts, the 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/Approval for:-

Proposed alterations and extensions to existing planning permission ref. no.
85A/425 granted 18th October, 1985, for change of use of dwelling to Nursing Home
at Lucan Lodge, Lixlip, Co. Kildare

CONDITIONS

REASONS FOR CONDITIONS

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.
2. That before development commences, approval under the Building Bye Laws be obtained and all conditions of that approval be observed in the development.
3. That a financial contribution in the sum of £4,500. be paid by the proposer to the 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.
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, all roof and surface water to be to soakpits and not the foul sewer; the applicant shall arrange to have the water supply metered.
5. That the requirements of the Chief Medical Officer be ascertained and strictly adhered to in the development.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. 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.
4. In order to comply with the Sanitary Services Acts, 1878-1964.
5. In the interest of Health.

Contd/....

Signed on behalf of the Dublin County Council

For Principal Officer

Date **8th Sept. 1986**

IMPORTANT: Turn overleaf for further information

CONDITIONS

REASONS FOR CONDITIONS

6. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development. In this respect a certificate from the Fire Officer indicating his acceptance of the plans to be submitted to the Planning Authority prior to the commencement of development.
7. That the requirements of the Supervising Health Inspector be complied with in the development. In this respect single rooms shall have a minimum of 100sq.ft. floor space and double rooms shall have a minimum of 80sq.ft. per bed space.
8. That the areas indicated as off-street car parking shall be clearly marked out on site prior to the commencement of the use of the premises of a nursing home. These areas shall be made available at all times for the parking of cars and visitor traffic.
9. That a detailed landscape plan, specification and works programme for the implementation of landscaping works shall be submitted to and agreed with the Planning Authority prior to the commencement of development on site. This plan shall include proposals for screening the existing building and proposed extensions from all adjoining dwellings.
10. That all trees on site shall be protected from damage during construction works.
11. That the number of bed spaces and patients in residence shall not exceed 28 (twenty eight) any time.

6. In the interest of safety and the avoidance of fire hazard.
7. In the interest of Health.
8. In the interest of the proper planning and development of the area.
9. In the interest of the proper planning and development of the area.
10. In the interest of the proper planning and development of the area.
11. To avoid over development of the site and in the interest of residential amenity.

NOTE:

If there is no appeal to An Bord Pleanála against this decision PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—
An Bord Pleanála, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

(1) An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six Pounds). (2) A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six Pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten Pounds) to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.

Approval of the Council under Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Hannigan, Whyte & Assocs.,
Main Street,
Leixlip,
Co. Kildare.

86A/361

16/5/'86

Re: Proposed alterations and extensions to existing planning permission,
Ref. No. 85A/425, granted 18/10/'85, for change of use of dwelling
to Nursing Home at Lucan Lodge, Ardeevin, Lucan, for Maurice Joyce
Ltd.

Dear Sirs,

With reference to your planning application received here on 20/3/'86, in
connection with the above, I wish to inform you that:

In accordance with Section 10(2a) of the Local Government (Planning and
Development) Act, 1982, it is not proposed to determine this planning application
as the correct prescribed fee in respect of this planning application has not
been submitted to the Planning Authority.

Yours faithfully,



For Principal Officer.