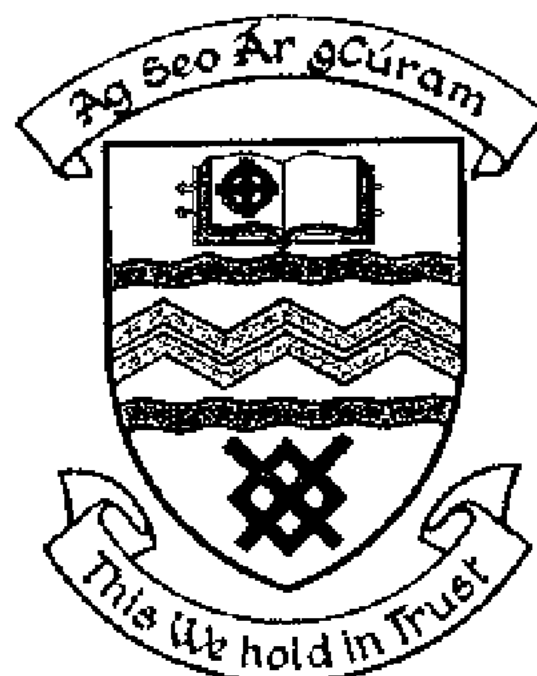


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0827	
1. Location	7 Fairview , Main Road, Lucan, Co. Dublin.		
2. Development	To convert offices to retail unit and for alterations to front elevation.		
3. Date of Application	22/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/01/2000 2.	1. 28/03/2000 2.
4. Submitted by	Name: Mark O' Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Larry McKenna, Address: Turnings, Straffan, Co. Kildare.		
6. Decision	O.C.M. No. 1146 Date 25/05/2000	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



Halla an Chontae
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

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Facs: 01-414 9104

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County Hall
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
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Mark O' Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

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 1146	Date of Decision 25/05/2000
Register Reference S99A/0827	Date 28/03/00

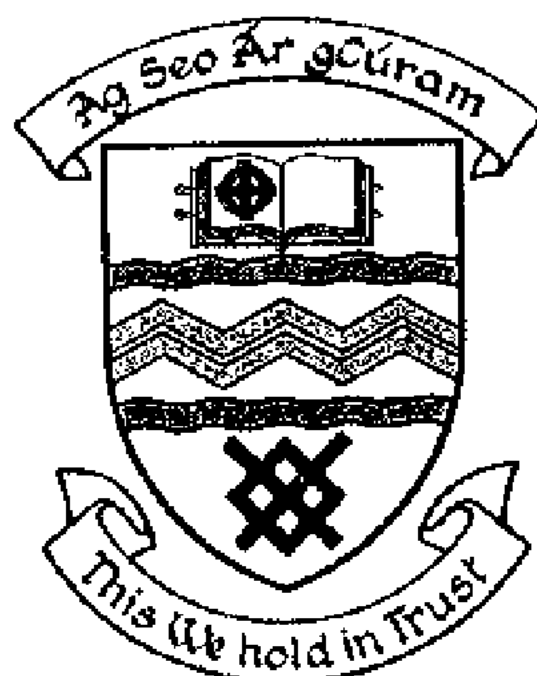
Applicant Larry McKenna,
Development To convert offices to retail unit and for alterations to front elevation.

Location 7 Fairview , Main Road, Lucan, Co. Dublin.

Floor Area 31.60 Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 20/01/2000 /28/03/2000

A Permission has been granted for the development described above,
subject to the following (7) Conditions.

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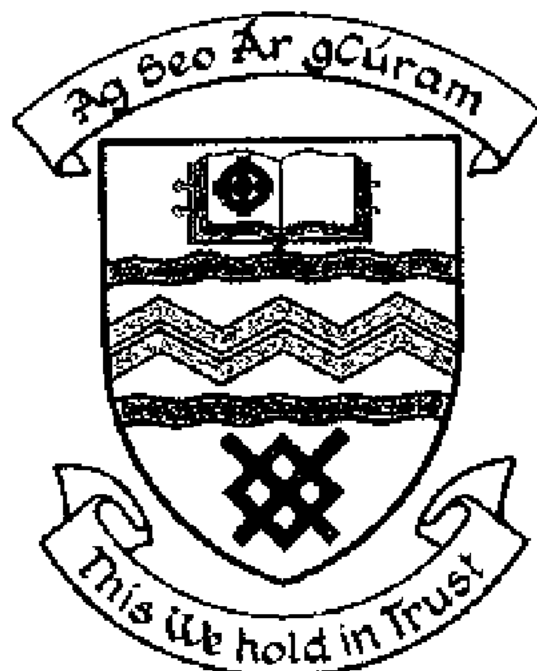
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received 28.03/00, 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 fascia, and associated brackets and pilasters surrounding the main entrance door at the centre of the front elevation, shall not be developed.
 REASON:
 In the interest of visual amenity.
- 3 That the stallrisers shall not be of timber construction. They shall be of a durable material, the details of which shall be submitted to the Planning Authority for written agreement before development commences.
 REASON:
 In the interest of visual amenity.
- 4 Before development commences, the applicant shall submit for the written agreement by the Planning Authority details of the window and door materials. PVC is not acceptable.
 REASON:
 In the interest of visual amenity.
- 5 That the applicant shall not erect a roller shutter on or in front of the building line.
 REASON:
 In the interest of visual amenity.
- 6 Fascia signage shall comprise painted lettering or individual solid metal lettering directly mounted and should measure a maximum height of no more than 300mm. No further signage to be developed without a grant of planning permission, except those which are exempted development.
 REASON:
 In the interest of visual amenity.
- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
 REASON:
 In order to comply with the Sanitary Services Acts, 1878 - 1964.

SOUTH DUBLIN COUNTY COUNCIL
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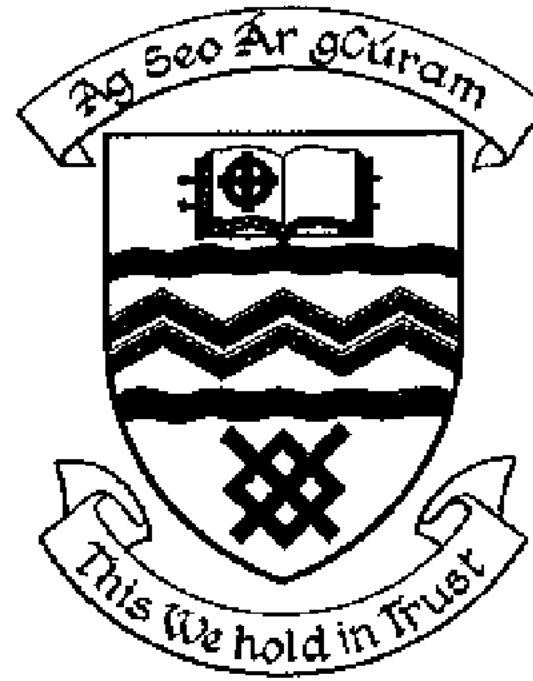
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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. S99A/0827	
1. Location	7 Fairview , Main Road, Lucan, Co. Dublin.		
2. Development	To convert offices to retail unit and for alterations to front elevation.		
3. Date of Application	22/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 20/01/2000 2.	1. 28/03/2000 2.
4. Submitted by	Name: Mark O' Reilly & Associates, Address: Greenmount House, Harolds Cross Road,		
5. Applicant	Name: Larry McKenna, Address: Turnings, Straffan, Co. Kildare.		
6. Decision	O.C.M. No. 1146 Date 25/05/2000	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**



**PLANNING
DEPARTMENT**
P.O. Box 4122,
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Dublin 24.

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Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

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

Decision Order Number 1146	Date of Decision 25/05/2000 64
Register Reference S99A/0827	Date: 22/11/99

Applicant Larry McKenna,
Development To convert offices to retail unit and for alterations to front elevation.
Location 7 Fairview , Main Road, Lucan, Co. Dublin.
Floor Area Sq Metres
Time extension(s) up to and including
Additional Information Requested/Received 20/01/2000 /28/03/2000
Clarification of Additional Information Requested/Received /

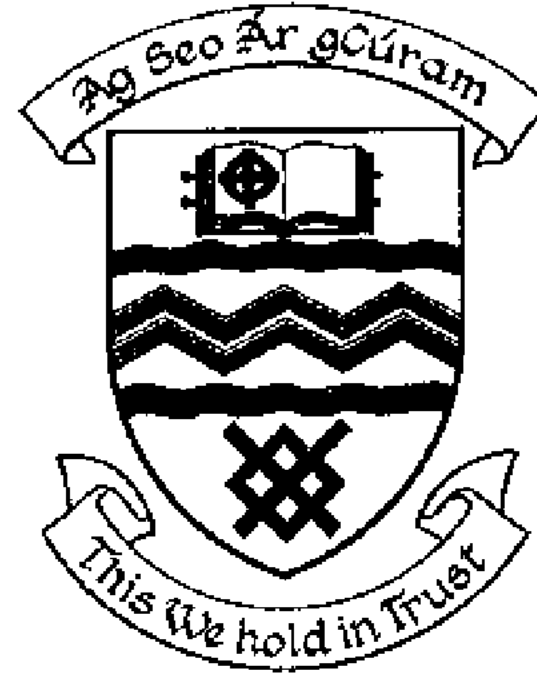
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a DECISION TO GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (7) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 25/05/00
for SENIOR ADMINISTRATIVE OFFICER

Mark O' Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

· SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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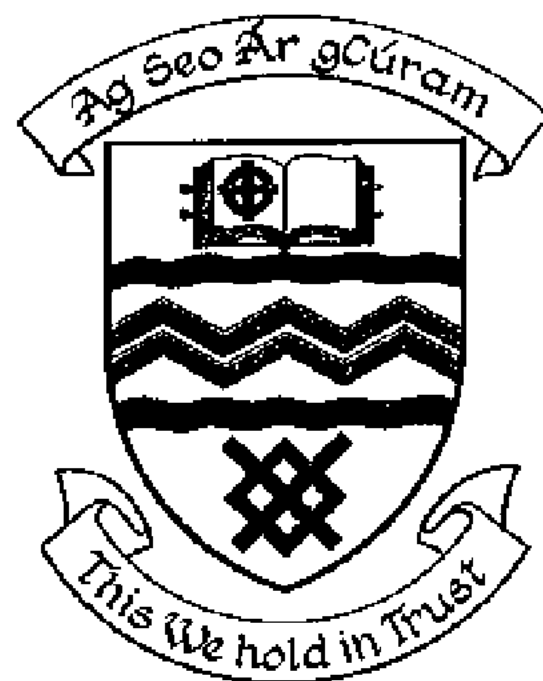
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REG REF. S99A/0827

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, as amended by Additional Information received 28.03/00, 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 fascia, and associated brackets and pilasters surrounding the main entrance door at the centre of the front elevation, shall not be developed.
REASON:
In the interest of visual amenity.
- 3 That the stallrisers shall not be of timber construction. They shall be of a durable material, the details of which shall be submitted to the Planning Authority for written agreement before development commences.
REASON:
In the interest of visual amenity.
- 4 Before development commences, the applicant shall submit for the written agreement by the Planning Authority details of the window and door materials. PVC is not acceptable.
REASON:
In the interest of visual amenity.
- 5 That the applicant shall not erect a roller shutter on or in front of the building line.
REASON:
In the interest of visual amenity.
- 6 Fascia signage shall comprise painted lettering or individual solid metal lettering directly mounted and should measure a maximum height of no more than 300mm. No further signage to be developed without a grant of planning permission, except those which are exempted development.
REASON:
In the interest of visual amenity.

SOUTH DUBLIN COUNTY COUNCIL
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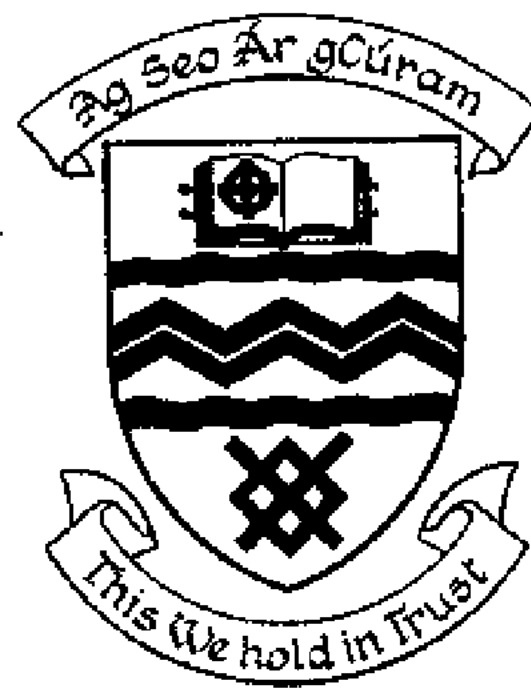
REG. REF. S99A/0827

- 7 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.

REASON:

In order to comply with the Sanitary Services Acts, 1878 - 1964.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0111	Date of Decision 20/01/2000
Register Reference S99A/0827	Date: 22/11/99

Applicant Larry McKenna,
Development To convert offices to retail unit and for alterations to front elevation.

Location 7 Fairview , Main Road, Lucan, Co. Dublin.

App. Type Permission

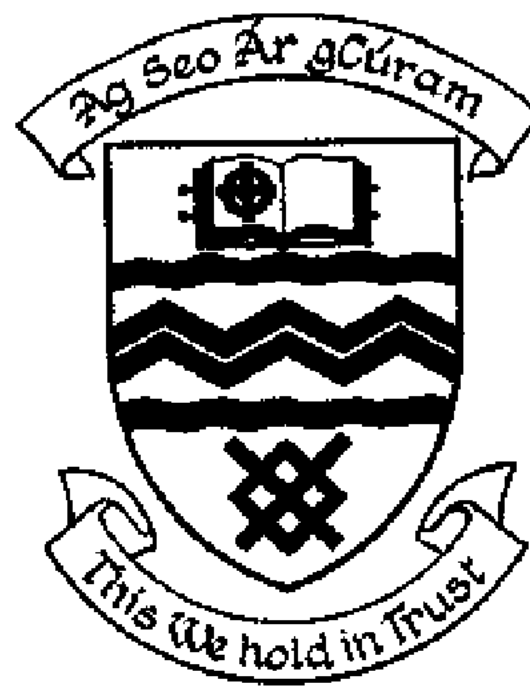
Dear Sir/Madam,

With reference to your planning application, received on 22/11/99 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 Full details, including elevation drawings to a scale of 1:20 of the proposed shopfronts including details on the precise materials and finishes for the proposed shopfronts and associated fascia.
- 2 A detailed coloured elevation of the proposed shopfronts indicating exactly the material proposed for the fascia signage of each shopfront, the maximum depth of this signage and including any light fittings proposed. It should be noted that it is the opinion of the Planning Authority that the shopfronts, as currently proposed, are not considered to contribute to the overall visual quality of the surrounding area, which is located within a designated Conservation Area, as detailed in the South Dublin County Development Plan, 1998. Alternative drawings should therefore be submitted that are more in keeping with the policy on shopfronts contained with the South Dublin County Development Plan, 1998 and which shall have regard to the following points:-

Mark O' Reilly & Associates,
Greenmount House,
Harolds Cross Road,
Dublin 6W.

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REG REF. S99A/0827

- a) The applicant should note that plastic fascia signs and internally illuminated signs are not acceptable. It is the opinion of the Planning Authority that the fascia signage should comprise of painted signage or individual solid metals letters mounted directly to the fascia and should measure a maximum height of no more than 300mm in height. Furthermore, the signs should be centrally located on the fascia.
- b) The applicant shall clarify whether it is feasible to revise the shopfronts to provide for a lowering of the glazed area in order to increase the verticality of the shopfront and in order to provide for a stall riser of approximately 300-400mm in height, which should comprise of a durable material and not timber.
- 3 A vertical section of the proposed shopfront, to a minimum scale of 1:20, indicating the proposed projection of any parts of the shopfront, including roller shutter casing box, if any.
- 4 Full details of the proposed location of refuse storage facilities.

Signed on behalf of South Dublin County Council


.....
for Senior Administrative Officer

20/01/00