

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0509	
1. Location	"The Orchard", Old Leixlip Road, Lucan, Co. Dublin.		
2. Development	Alterations to approved layout, Reg. Ref. PL.06S.108364 to give 18 no. (15 x 2 bed, 3 x 1 bed) apartments in two storey with mansard floor blocks, in lieu of 8 no. (4 x 2 bed, 4 x 3 bed) apartments in three storey duplex block and associated works.		
3. Date of Application	23/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/09/1999 2.	1. 04/10/1999 2.
4. Submitted by	Name: Frank Elmes & Co., Address: 2 Waldemar Terrace, Main Street,		
5. Applicant	Name: Deane Homes Ltd., Address: Unit 12, Sandyford Hall Shopping Centre, Dublin 18.		
6. Decision	O.C.M. No. 2673 Date 02/12/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 60 Date 13/01/2000	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
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Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 60	Date of Final Grant 13/01/2000
Decision Order Number 2673	Date of Decision 02/12/1999
Register Reference S99A/0509	Date 04/10/99

Applicant Deane Homes Ltd.,

Development Alterations to approved layout, Reg. Ref. PL.06S.108364 to give 18 no. (15 x 2 bed, 3 x 1 bed) apartments in two storey with mansard floor blocks, in lieu of 8 no. (4 x 2 bed, 4 x 3 bed) apartments in three storey duplex block and associated works.

Location "The Orchard", Old Leixlip Road, Lucan, Co. Dublin.

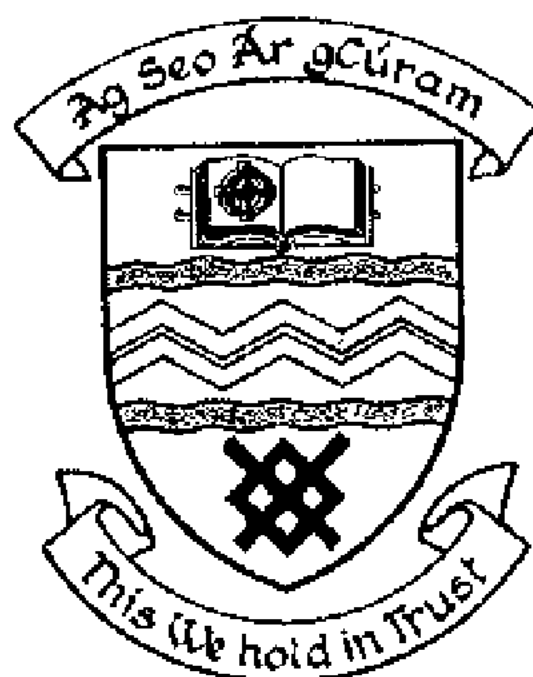
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/09/1999 /04/10/1999

A Permission has been granted for the development described above,
subject to the following (6) Conditions.

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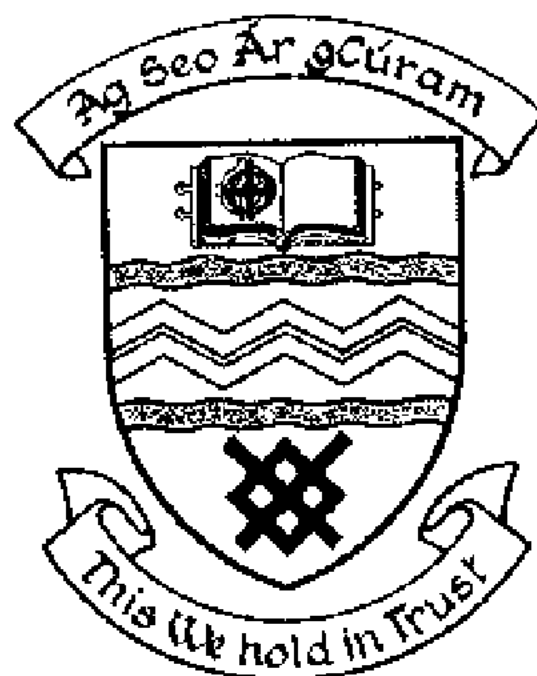
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Conditions and Reasons

- 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 04/10/99, 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 proposed development shall be carried out in conformity with the planning permission granted under Reg.. Ref. S98A/0153, save as amended to conform with the revisions indicated in the plans lodged with South Dublin County Council in connection with this application.
 REASON:
 In the interest of the proper planning and development of the area.
- 3 That the additional 7 no. surface car parking spaces and additional 14 no. basement car parking spaces as indicated on the drawing no. 0L/99/07 received 04.10.99 shall be provided as part of the proposed development.
 REASON:
 In the interest of the proper planning and development of the area.
- 4 That the proposed first and second floor balconies adjacent to the southern elevation of the proposed Block C shall be fitted with appropriate side screens to prevent overlooking of the adjoining property to the south of the application site.
 REASON:
 In the interest of residential amenity.
- 5 That the arrangements made with regard to the payment of financial contributions and lodgement of security in respect of the overall development, (plus additional units granted on foot of this permission) as required by Condition No.s 16, 17 and 18 of Register Reference S98A/0153 (An Bord Pleanála Order No. PL 06S.108364) be strictly adhered to in respect of this development.
 REASON:
 It is considered reasonable that the developer should contribute towards the cost of providing services and to ensure that a ready sanction may be available to the Council to induce the provision of services and prevent disamenity in the development.

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- 6 That a financial contribution in the sum of £17,850 (seventeen thousand eight hundred and fifty pounds) EUR22,665 (twenty two thousand six hundred and sixty 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:

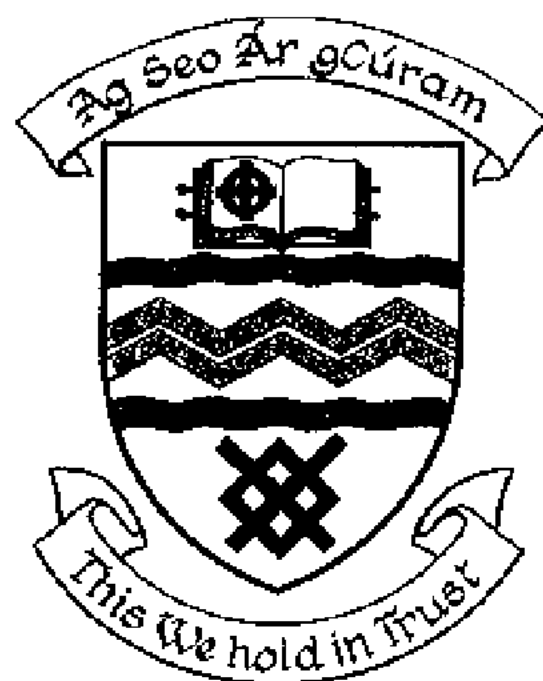
It is considered reasonable that the developer should contribute towards the expenditure that was incurred and/or that is proposed to be incurred by the Council on road improvement works and traffic management schemes facilitating the proposed development.

- (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.

.....17/01/00
for SENIOR ADMINISTRATIVE OFFICER

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

Decision Order Number 2673	Date of Decision 02/12/1999
Register Reference S99A/0509	Date: 23/07/99

Applicant Deane Homes Ltd.,

Development Alterations to approved layout, Reg. Ref. PL.06S.108364 to give 18 no. (15 x 2 bed, 3 x 1 bed) apartments in two storey with mansard floor blocks, in lieu of 8 no. (4 x 2 bed, 4 x 3 bed) apartments in three storey duplex block and associated works.

Location "The Orchard", Old Leixlip Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 22/09/1999 /04/10/1999

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 (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

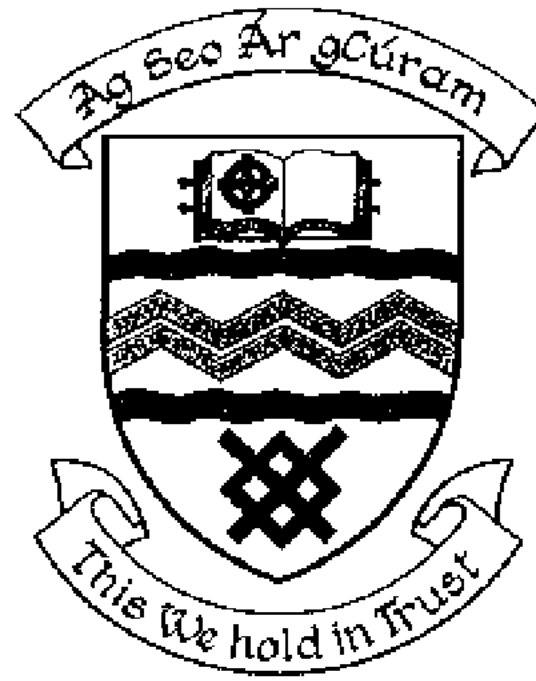
..... 03/12/99
for SENIOR ADMINISTRATIVE OFFICER

Frank Elmes & Co.,
2 Waldemar Terrace,
Main Street,
Dundrum,
Dublin 14.

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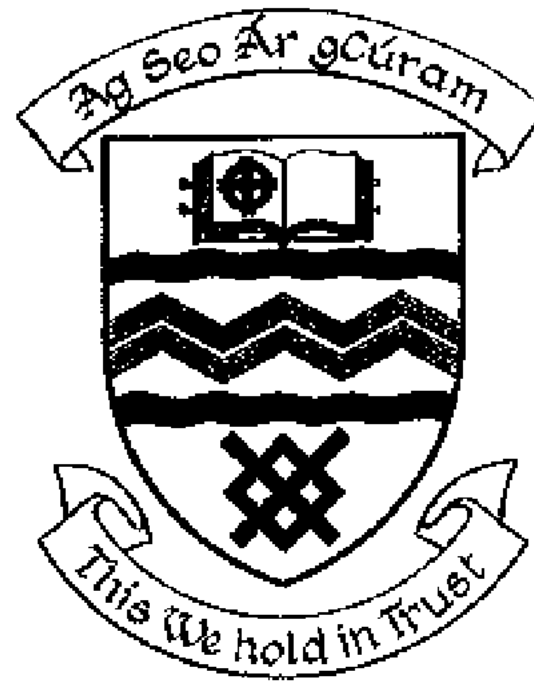
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, as amended by Additional Information received 04/10/99, save as may be required by the other conditions attached hereto.
REASON:
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REG. REF. S99A/0509

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REASON:

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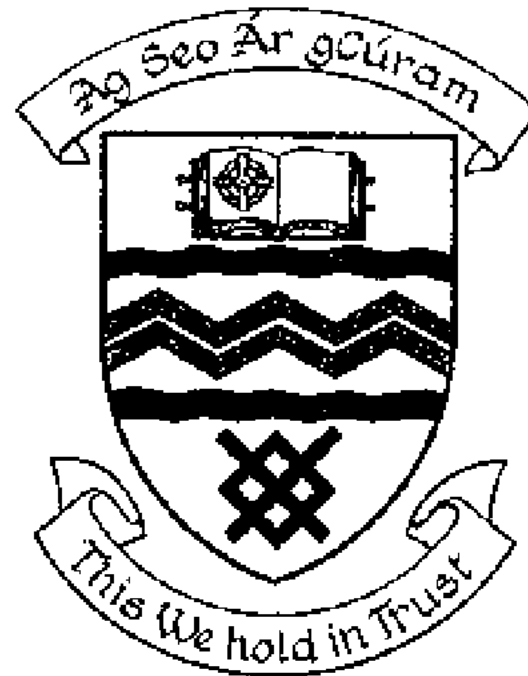
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2066	Date of Decision 22/09/1999
Register Reference S99A/0509	Date: 23/07/99

Applicant Deane Homes Ltd.,
Development Alterations to approved layout, Reg. Ref. PL.06S.108364 to give 18 no. (15 x 2 bed, 3 x 1 bed) apartments in two storey with mansard floor blocks, in lieu of 8 no. (4 x 2 bed, 4 x 3 bed) apartments in three storey duplex block and associated works.

Location "The Orchard", Old Leixlip Road, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 23/07/99 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 The applicant is advised that the revised Block C as proposed seriously infringes the minimum separation of 22m between opposing windows required in accordance with Development Plan standards in relation to Block B to the north. Clarification is required to show how the proposed development can be revised to achieve the required standard separation.
- 2 Clarification is required to show how the proposed development can be considered to be satisfactory in relation to the adjoining property to the south (The Gardens, Primrose Lane) having regard to the proximity of the revised Block C to that property.

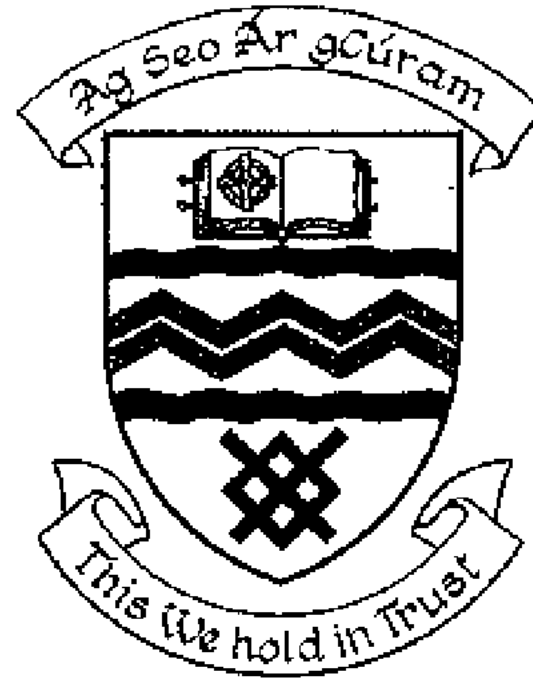
Signed on behalf of South Dublin County Council

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Lat
.....
for Senior Administrative Officer

22/09/99