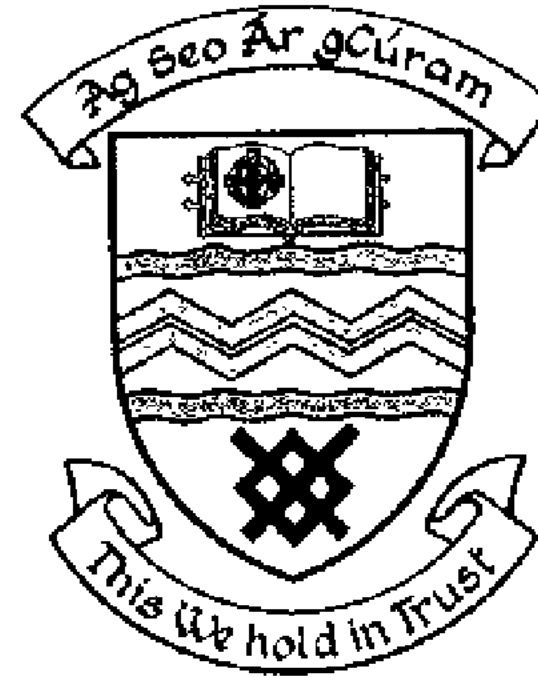


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0380	
1. Location	120 Caislean Riada Drive, Lucan, Co. Dublin .		
2. Development	Retention of permission re: change of use of part of existing dwelling for creche facility including new side extension comprising w.c. .		
3. Date of Application	08/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 05/08/1999 2.	1. 18/08/1999 2.
4. Submitted by	Name: William Armstrong Address: 47 Weston Drive , Lucan ,		
5. Applicant	Name: William Armstrong Address: 47 Weston Drive, Lucan, Co. Dublin .		
6. Decision	O.C.M. No. 2246 Date 13/10/1999	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. 2623 Date 26/11/1999	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



Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

William Armstrong
47 Weston Drive ,
Lucan ,
Co. Dublin .

NOTIFICATION OF GRANT OF Permission

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

Final Grant Order Number 2623	Date of Final Grant 26/11/1999
Decision Order Number 2246	Date of Decision 13/10/1999
Register Reference S99A/0380	Date 18/08/99

Applicant William Armstrong

Development Retention of permission re: change of use of part of existing dwelling for creche facility including new side extension comprising w.c. .

Location 120 Caislean Riada Drive, Lucan, Co. Dublin .

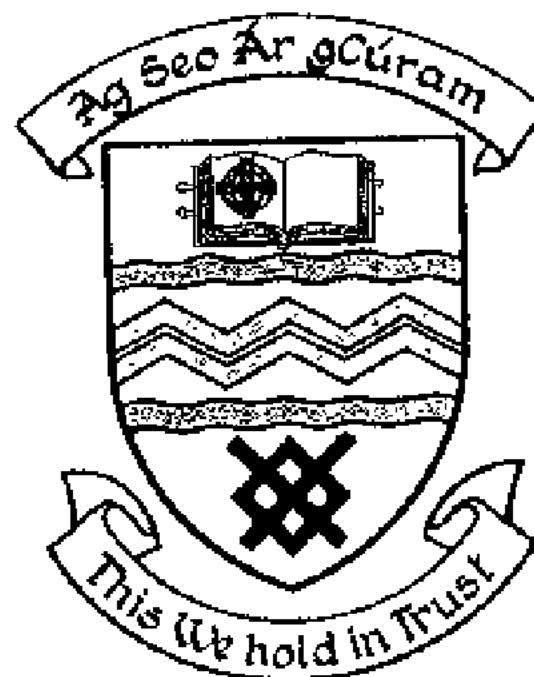
Floor Area 0.00 Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/08/1999 /18/08/1999

A Permission has been granted for the development described above,
subject to the following (9) Conditions.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122
 Lár an Bhaile, Tamhlacht
 Baile Átha Cliath 24

Telefon: 01-414 9230
 Facs: 01-414 9104

PLANNING DEPARTMENT
Applications/Registry/Appeals
 P.O. Box 4122
 Town Centre, Tallaght
 Dublin 24

Telephone: 01-414 9230
 Fax: 01-414 9104

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 That a financial contribution in the sum of £688 (six hundred and eighty eight pounds) EUR 874 (eight hundred and seventy four 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.

- 9 That a financial contribution in the sum of money equivalent to the value of £1,342 (one thousand three hundred and forty two pounds) EUR 1,704 (one thousand seven hundred and four 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.

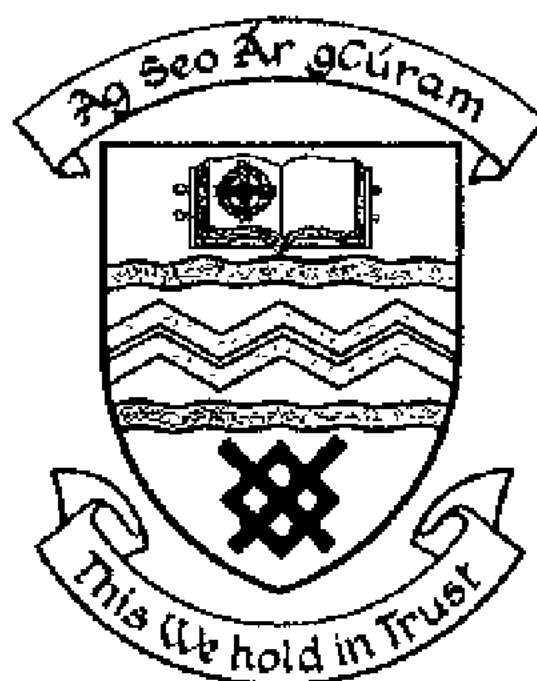
- (1) All buildings must be designed and constructed in accordance with the Building Regulations 1997.
- (2) Building Control Regulations require a Commencement Notice. A copy of the Commencement Notice is attached.
- (3) A Fire Safety Certificate must be obtained from the Building Control Authority, 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.

REG REF. S99A/0380

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122
Lár an Bhaile, Tamhlacht
Baile Átha Cliath 24

Telefon: 01-414 9230
Facs: 01-414 9104



PLANNING DEPARTMENT
Applications/Registry/Appeals
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

Telephone: 01-414 9230
Fax: 01-414 9104

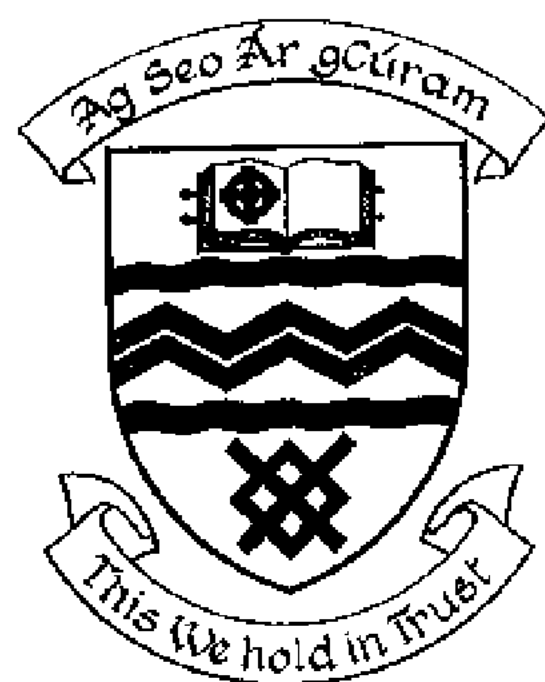
Signed on behalf of South Dublin County Council.

E. Galloway
.....29/11/99
for SENIOR ADMINISTRATIVE OFFICER

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2246	Date of Decision 13/10/1999
Register Reference S99A/0380	Date: 08/06/99

Applicant William Armstrong

Development Retention of permission re: change of use of part of existing dwelling for creche facility including new side extension comprising w.c. .

Location 120 Caislean Riada Drive, Lucan, Co. Dublin .

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 05/08/1999 /18/08/1999

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

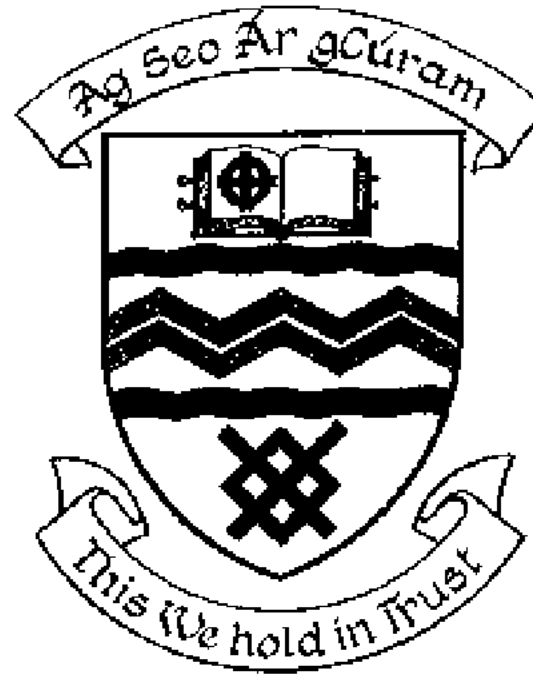
..... 14/10/99
for SENIOR ADMINISTRATIVE OFFICER

William Armstrong
47 Weston Drive ,
Lucan ,
Co. Dublin .

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

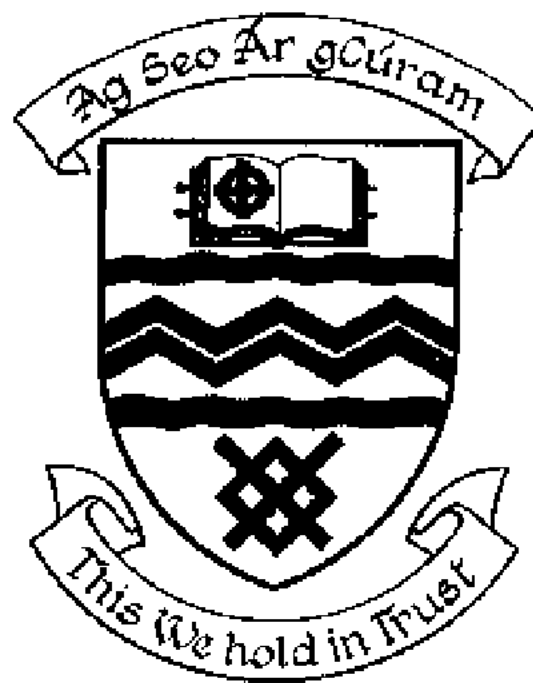
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0380

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 by the Planning Authority on 18/08/99, 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 The use of part of the existing dwelling as a creche shall cease on or before 1st November, 2002 unless before that date permission for its retention is granted by the Planning Authority or by An Bord Pleanála on appeal.
REASON:
To enable the effect of the development on the amenities of the area to be reviewed having regard to the conditions then obtaining.
- 3 When the creche area is no longer required for this use by the applicant, it shall revert to use as part of the dwelling house. The creche shall be operated only by a person in residence in the dwelling of which it forms part of and shall not be separated from the existing dwelling either by way of sale or letting or otherwise.
REASON:
In the interests of the proper planning and development of the area.
- 4 A maximum of fourteen children only shall be accommodated in the development.
REASON:
In the interest of residential amenity.
- 5 The hours of operation of the pre-school facility shall be restricted to operating between the hours of 8.00a.m. to 6.00p.m. on each day, Monday to Friday only.
REASON:
In the interests of residential amenity.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG. REF. S99A/0380

- 6 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.

- 7 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.

REASON:

In the interest of health.

- 8 That a financial contribution in the sum of £688 (six hundred and eighty eight pounds) EUR 874 (eight hundred and seventy four 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:

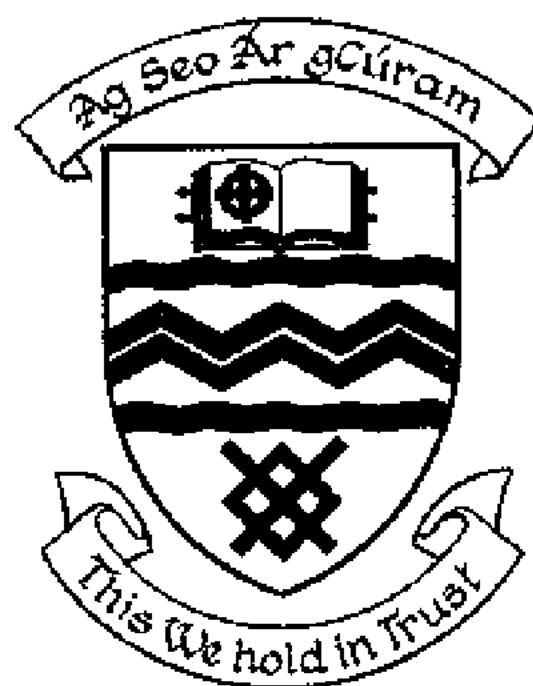
The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.

- 9 That a financial contribution in the sum of money equivalent to the value of £1,342 (one thousand three hundred and forty two pounds) EUR 1,704 (one thousand seven hundred and four 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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1659	Date of Decision 05/08/1999
Register Reference S99A/0380	Date: 08/06/99

Applicant William Armstrong
Development Retention of permission re: change of use of part of
existing dwelling for creche facility including new side
extension comprising w.c. .

Location 120 Caislean Riada Drive, Lucan, Co. Dublin .

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 08/06/99 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 shall submit full details on the maximum number of children proposed for the creche as well as details of the hours of operation for the proposed creche.

Signed on behalf of South Dublin County Council

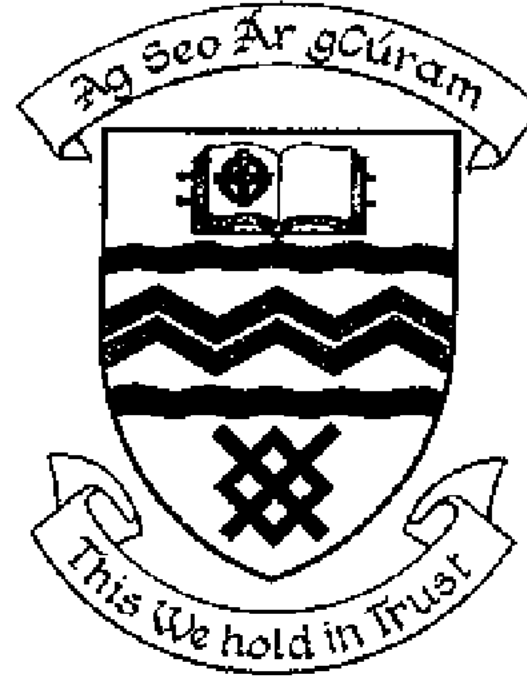
ft
.....
for Senior Administrative Officer

05/08/99

William Armstrong
47 Weston Drive ,
Lucan ,
C6. Dublin .

		South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)		Plan Register No. S99A/0381
1.	Location	Rose Cottage, Leixlip Road, Lucan, Co. Dublin.		
2.	Development	Two storey extension at rear, comprising of office space at rear and existing approved usage to front also first floor tea rooms at rear with existing approved office space to front and ground floor windows to doors and existing associated car parking.		
3.	Date of Application	02/06/99	Date Further Particulars (a) Requested (b) Received	
3a.	Type of Application	Permission	1. 2.	1. 2.
4.	Submitted by	Name: Colm McLoughlin Architect, Address: 12A Main Street, Lucan,		
5.	Applicant	Name: Joe Egan, Address: 15 Main Street, Lucan, Co. Dublin.		
6.	Decision	O.C.M. No. 1623 Date 29/07/1999	Effect RP REFUSE PERMISSION	
7.	Grant	O.C.M. No. Date	Effect RP REFUSE 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



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

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1623	Date of Decision 29/07/1999
Register Reference S99A/0381	Date 02/06/99

Applicant Joe Egan,

Development Two storey extension at rear, comprising of office space at rear and existing approved usage to front also first floor tea rooms at rear with existing approved office space to front and ground floor windows to doors and existing associated car parking.

Location Rose Cottage, Leixlip Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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 **REFUSE PERMISSION** in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

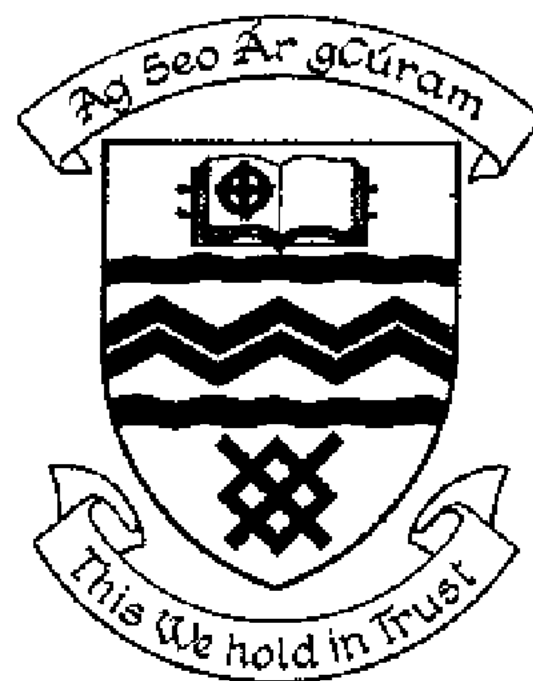
29/07/99

Colm McLoughlin Architect,
12A Main Street,
Lucan,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0381

Reasons

- 1 The proposed development, by reason of its height, bulk and excessive site coverage, would constitute gross overdevelopment of the site and would give rise to an over-intensity of uses within the overall site when considered together with existing uses on the site, thus seriously injuring the amenities of adjacent properties. Accordingly, the proposal would not be consistent with the proper planning and development of the area.
- 2 The proposed extension, by reason of its scale, bulk, depth and design, would be unduly overbearing and out of character with adjacent buildings and the existing pattern of development in the vicinity. The proposed extension, which would extend beyond the established building and roof lines of adjacent properties, would represent a serious intrusion on the streetscape and character of Lucan Village, a designated conservation area, and would seriously injure the amenities of these properties and would be visually obtrusive when viewed therefrom. Accordingly, the proposed development would be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 3 The proposed development, owing to a lack of adequate on-site parking provision, would lead to on-street car parking on a street which already suffers from parking pressure and would thereby endanger public safety by reason of a traffic hazard and/or obstruction of road users. The proposed development would therefore contravene the objectives of the South Dublin County Development Plan, 1998, in relation to parking and would thus be contrary to the proper planning and development of the area.