

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0325	
1. Location	Lands west of Spa Hotel, Lucan, Co. Dublin.		
2. Development	14 no. two-storey detached houses (Previous permission Reg. Ref. 88A/1192).		
3. Date of Application	18/05/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/07/1999 2.	1. 2.
4. Submitted by	Name: P. Murtagh, Address: 31 St. Killians Avenue, Greenhills,		
5. Applicant	Name: The Colgan Group, Address: Rialto House, 536 South Circular Road, Dublin 8.		
6. Decision	O.C.M. No. 1485 Date 15/07/1999	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
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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- proposed for the front, side and rear perimeters of each house, including details on finishes and proposed heights;
- iii) A clear detailed layout of the proposed development with the application site boundary outlined in red as the submitted layout, containing drainage details, is considered to be confusing and unsatisfactory;
- iv) A detailed up-to-date tree survey indicating the location, species, age, condition, crown spread and height of the trees on the site and relating to the current proposal. In addition, the applicant shall clearly indicate and number the trees proposed for removal and those proposed for retention and shall clarify the measures proposed to protect and preserve the retained trees during the course of the development. The tree survey shall also clearly indicate the impact of the proposed development on the trees;
- v) A detailed landscape plan for the proposed development with full works specification (including timetable for implementation) and a maintenance programme for a period of at least 18 months;
- vi) an east-west section from the proposed development through the Round House showing the relationship of the proposed houses to this listed building;
- vii) a north-south section from house No. 4A through house No. 2B through the N4 dual carriageway.
- 2 The applicants shall clarify how it is intended to comply with Development Plan standards regarding the provision of private and public open space. In this regard, the applicant shall submit full details of dedicated useable open space proposed, including a calculation of both private and public open space, and shall indicate clearly the areas allocated for both private and public open space. The applicants shall also clarify the boundary treatment proposed for the public open space, to serve the proposed development.
- 3 The applicants shall clarify the full extent of ownership of adjacent sites, particularly with regard to the adjacent green area located directly north of the Crescent terrace and the adjacent commercial development including the Spa

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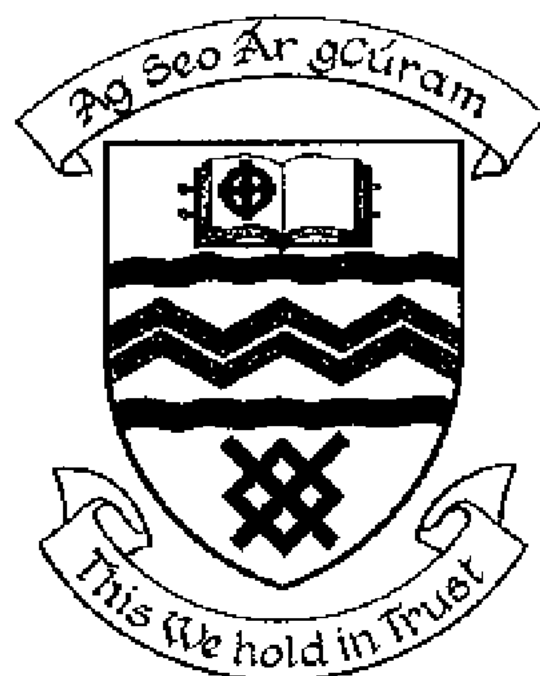
Hotel and the County Bar. This information is required as the previous permission, Reg. Ref. 88A/1192, would seem to indicate that the green area was previously included as part of the overall site of this application.

- 4 The applicants shall clarify the full extent of works proposed under the current application. In this regard, the applicant shall clarify whether the proposed road upgrading and widening, indicated on the submitted drawings, forms part of the current application. If this is the case, the applicant shall submit revised public notices (both newspaper and site notices) indicating thereon the full extent of the works proposed and including the proposed road upgrading and widening works. The Planning Authority shall be provided with copies of the amended public notices which shall comply with Articles 15 & 16 of the Local Government (Planning and Development) Regulations, 1994. The site notice shall be maintained in position for a period of at least one month.
- 5 The proposed development would facilitate the intensification of use of the break in the central median located on the N4 dual carriageway. Intensification of use of this access is considered unacceptable as it would endanger public safety by reason of a traffic hazard due to the generation of additional traffic movements at a hazardous location. As the closure of this break would be necessary in order to facilitate the proposed development, the applicants shall indicate in writing whether they are willing to agree to the closure of this break in the central median.
- 6 The applicants shall indicate how the proposed upgraded access road would conform with acceptable road standards with regard to road width, footpaths, the provision of grass verges on one side, drainage, public lighting and gradients.
- 7 Due to the confusing nature of the existing access off the N4 dual carriageway and the intensification of this access, as proposed under the current application, the applicants shall submit a traffic management/road markings scheme for directly inside the entrance. The applicant shall also indicate the necessity for the central island proposed for the upgraded access road and shall clarify why the trees

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which were to be located on the central island under Reg.
Ref. 88A/1192, have been omitted under the current proposal.

- 8 The applicants shall submit a proposed watermain layout drawing for the proposed development and full details of proposed watermain sizes, valve, meter, hydrant layout and proposed point(s) of connection to existing watermains.
- 9 The design of the houses as proposed is not considered to provide a suitable setting for the listed buildings located in the immediate vicinity. The applicant shall indicate whether it is feasible to provide an alternative design which is entirely modern or a more appropriate design which will complement the integrity of the existing listed buildings and the historic setting within which the subject site is situated.

Signed on behalf of South Dublin County Council

[Signature]
.....
for Senior Administrative Officer

15/07/99