



LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/355

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 1690 m<sup>2</sup>

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.  
24/3/91.

$$\frac{1690}{1000} @ 410$$

= 1267.50

R £1268

DEVELOPMENT CONTROL ASSISTANT GRADE

LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

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FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: P/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

13 MAY 1991

DUBLIN COUNTY COUNCIL

DEPT.  
DEVELOPMENT CONTROL SEC.  
Date ... 14.4.91 ...  
Time ...

REG. REF: 91A/355.  
LOCATION: Junction of Lucan Rd and Adamstown Rd, Lucan.  
APPLICANT: Mr. T. Mulligan.  
PROPOSAL: Erection of a shop and office.  
DATE LODGED: 14.3.91.

Proposal is for change of use of existing house at the junction of the Lucan and Adamstown Roads to offices. Applicant also proposes construction of a small shop fronting onto the Lucan Road.

The applicant proposes to extend the existing parking lay-by along the Lucan Road (which has now been by-passed) and to provide additional parking to the rear with access off Adamstown Road. Road widening is proposed along the Adamstown Road frontage of the site which would provide for a junction improvement which would provide for an improvement line on Adamstown Road which would not directly affect the buildings at the junction.

It is noted that the applicant does not indicate control over the lands necessary to gain access to the proposed parking at the rear. The generation of turning movements at this location is undesirable, however, the road improvements proposed will provide for an improvement to the existing access and junction. As the by-pass has reduced the volume of traffic on this section of road it is felt that as improved vision is available on the side of the approaching traffic and a real improvement is being provided to the Adamstown/Lucan Road junction.

Roads could not accept the proposal as access to the proposed parking is not shown within the applicant's control. If, however, this matter were resolved Roads would require:-

1. that the road improvements shown would be carried out to the requirements of the Roads Department in lieu of a financial contribution prior to occupation of any portion of the site.
2. details of the above works to be agreed in writing prior to commencement of development (including relocation of signals, lining, lighting and services etc.)

EM/BMcC  
6.5.91.

SIGNED: E. Wadden  
DATE: 7<sup>th</sup> May '91

ENDORSED: \_\_\_\_\_  
DATE: \_\_\_\_\_

SS only

Register Reference : 91A/0355

Date : 25th March 1991

Development : Erection of a shop and office and change of useage from dwelling house to offices

LOCATION : Junction of Lucan Road and Adamstown Road, Lucan

Applicant : Mr T. Mulligan

App. Type : PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 14th March 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL  
- 2 APR 1991  
SAN SERVICES...

DUBLIN Co. COUNCIL  
SANITARY SERVICES  
PRINCIPAL OFFICER  
- 9 MAY 1991  
Returned

Date received in Sanitary Services

FOUL SEWER

*This application contains no proposal in which a comment can be made by Engineering Services.*

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date 14.4.91  
Time

SURFACE WATER

*as for foul sewer.*

SENIOR ENGINEER,  
SANITARY SERVICES DEPARTMENT,  
46/49 UPPER O'CONNELL STREET,  
DUBLIN 1

*J. Rice*  
6/5/91

*N.F. B2L*

Register Reference : 91A/0355

Date : 25th March 1991

.....  
ENDORSED \_\_\_\_\_ DATE \_\_\_\_\_

WATER SUPPLY. Water Available. In the storage required  
for each unit. Connection to existing  
system involving and clearance by D.E.E  
personnel at applicants expense. Each  
unit will require an individual metered  
supply.

J. Gyles 12/4/91.

ENDORSED [Signature] DATE 7/5/91

[Signature] 12/4/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/355.

LOCATION: Junction of Lucan Rd and Adamstown Rd, Lucan.

APPLICANT: Mr. T. Mulligan.

PROPOSAL: Erection of a shop and office.

DATE LODGED: 14.3.91.

Proposal is for change of use of existing house at the junction of the Lucan and Adamstown Roads to offices. Applicant also proposes construction of a small shop fronting onto the Lucan Road.

The applicant proposes to extend the existing parking lay-by along the Lucan Road (which has now been by-passed) and to provide additional parking to the rear with access off Adamstown Road. Road widening is proposed along the Adamstown Road frontage of the site which would provide for a junction improvement which would provide for an improvement line on Adamstown Road which would not directly affect the buildings at the junction.

It is noted that the applicant does not indicate control over the lands necessary to gain access to the proposed parking at the rear. The generation of turning movements at this location is undesirable, however, the road improvements proposed will provide for an improvement to the existing access and junction. As the by-pass has reduced the volume of traffic on this section of road it is felt that as improved vision is available on the side of the approaching traffic and a real improvement is provided to the Adamstown/Lucan Road junction.

As the proposal as access to the proposed parking is not shown with the applicant's control. If, however, this matter were resolved Roads would

1. that the road improvements shown would be carried out to the requirements of the Roads Department in lieu of a financial contribution prior to occupation of the site.

2. details of the above works to be agreed in writing prior to commencement of development (including relocation of signals, lining, lighting and services etc.)

19th March  
1991

**PLANNING DEPT.**  
**DEVELOPMENT CONTROL SECT**  
Date ..... 08/05/91 .....  
Time ..... 9.30 A.M .....  
\_\_\_\_\_

SIGNED: E. J. [Signature]  
DATE: 9th May 91

ENDORSED: \_\_\_\_\_  
DATE: \_\_\_\_\_

10 May 1991

Councillor M. Gannon,  
77, Sarsfield Park,  
Lucan,  
Co. Dublin.

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Dear Councillor Gannon,

I refer to your previous representations regarding planning application Reg. Ref. 91A/0355.

On the 10th May, 1991 the Planning Authority made a decision to grant permission in respect of this application. A copy of the Notification of Decision to Grant Permission is enclosed for your information.

Yours sincerely,

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PRINCIPAL OFFICER

ENCL. 1



## COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road, Lucan for Mr. T. Mulligan.

B. J. Keany,  
63, Floraville Avenue,  
Clondalkin,  
Dublin 22.

Reg. Ref.	91A-0355
Appl. Rec'd:	14.03.1991
Floor Area:	63 sq. m.
Site Area:	380 sq. m.
Zoning:	C1

Report of the Dublin Planning Officer, dated 9 May 1991

This is an application for PERMISSION for the erection of a shop and offices and the change of use from dwelling to offices on site at the junction of Adamstown Road and Lucan Road in Lucan Village for Mr. T. Mulligan.

The proposed site which has an area of 380 sq. m. is located in the centre of Lucan Village in an area zoned 'C1' - "to protect and provide for and/or improve local neighbourhood centre facilities".

There is one existing building on site, an attractive one storey stone building with a high pitched roof. The eastern portion of the site is in a derelict condition.

The proposed site adjoins the site of the recently built "Richview" shopping and office development (constructed on foot of a grant of permission under Reg. ref. No. 89A-1824). The site is bounded by a high block wall to the rear. There is an existing stone wall and railings to the front and side of the above mentioned stone cottage. an E. S. B. substation is located to the east.

Reg. Ref. No. 90A-0797 refers to a grant of permission for the retention of this structure.

Reg. Ref. No. 88a-1097 refers to a grant of outline permission for a replacement dwelling on a site to the south and south east of the subject site. The applicant in this instance was Mr. Mulligan also.

Lodged plans provide for the conversion of the existing building to use as offices. This building has a total floor area of 94 sq. m. No alterations to elevations are proposed.

The proposed development involves the construction of a small retail outlet with offices overhead on the remainder of the site to the east. This is to have a total floor area of 63 sq. m. The proposed development comprises a narrow building with a high pitched roof (to the level of the adjoining cottage) with dormer accommodation to provide for the overhead offices. Lodged plans provide for a development comprising rendered walls, wooden windows and blue/black slates to the roof. Features such as window profile and the front door porch are similar in design to those in the adjoining cottage. The proposed development represents sensitive infill at this location.

(Continued)

1268
Open Space
Other:
SECURITY
Send/C.I.F.
Cash:

## COMHAIRLE CHONTAE ÁTHA CLIATH

### Record of Executive Business and Manager's Orders

Proposed erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road, Lucan for Mr. T. Mulligan.

(Continued)

Lodged plans provide for an area of car parking comprising 7 no. spaces, i.e. 1 no. to the front of the site and 6 no. spaces immediately to the rear. Access to this area to the rear is identified via a proposed laneway off Adamstown Road and outside the site of the current application. This area is currently overgrown. An existing stone wall runs along part of its length. There is an existing gateway onto Adamstown Road. It is noted that this laneway was proposed to provide a vehicular entrance to the aforementioned cottage granted outline permission under Reg. Ref. No. 88A-1097 for Mr. Mulligan.

Additional unsolicited information was submitted on 3rd May, 1991, in the form of a map outlining the applicants interest in the area of the proposed laneway. Part of it is in his ownership. He is stated to have a right of way over the remainder.

Lodged plans provide for the setting back of the western boundary of the site of Adamstown Road to accommodate road widening at this location. Drawings submitted indicate that the road improvement line has been agreed with the Roads Department.

Roads Department report received 8th August, 1991, notes that the proposed development involves road widening at Adamstown Road which will provide for an improved junction arrangement at this location. Report states that access to the car parking to the rear of the proposed development is shown off Adamstown Road which is undesirable. However, report also notes that the volume of traffic on this road is reduced since the opening of the bye-pass and improved vision is available on the side of approaching traffic. As stated a real improvement is being provided at the Adamstown Road/Lucan Road junction.

Report includes conditions in the event of permission issuing.

Roads Department were contacted. Apparently the Council are to construct the access laneway to the proposed car parking area to the rear. The applicant is providing the Council with a wayleave through this laneway to accommodate a high tension cable for the Lucan low level scheme.

Sanitary Services report not received.

Lodged plans provide for the construction of a boundary wall along the eastern boundary of the site with the existing shopping development.

(Continued)



**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road, Lucan for Mr. T. Mulligan.

(Continued)

There is an existing stone wall with railings to the front and side of the existing cottage. These will be required to be removed for the road improvement at this junction. The applicants propose a dwarf wall and planter box along the revised boundary with Adamstown Road. It would be desirable that such a wall could be constructed from the rubble of the existing stone wall once it is removed.

✓ This would match the existing stone building and be an attractive feature on Adamstown Road.

The proposed development which involves an attractive infill development is considered acceptable. It is consistent with the zoning objective at this location.

I recommend that a decision to **GRANT PERMISSION** be made under the Local Government (Planning and Development) Acts, 1963-1990 subject to the following ~~(12)~~ conditions:-

*mg* (MG/DK) <sup>8</sup> (12) (Conditions attached)

Endorsed:-   
for Principal Officer

  
For Dublin Planning Officer

Order:- A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990, to **GRANT PERMISSION** for the above proposal subject to the ~~(12)~~ conditions set out above is hereby made.

Dated: <sup>6</sup> (12) May, 1991.

  
Assistant City and County Manager

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 26th April, 1991.

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Proposed erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road, Lucan for Mr. T. Mulligan.

### 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 as amended by documents lodged on 3rd May, 1991, 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 £1268 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 all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.

6. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.

7. That the requirements of the Supervising Environmental Health 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. To protect the amenities of the area.

5. In the interest of amenity.

6. In the interest of safety and the avoidance of fire hazard.

7. In the interest of health.

**COMHAIRLE CHONTAE ÁTHA CLIATH**

**Record of Executive Business and Manager's Orders**

Proposed erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road, Lucan for Mr. T. Mulligan.

CONDITIONS

REASONS FOR CONDITIONS

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

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

9. That off-street car parking facilities ~~and parking for trucks~~ be provided in accordance with the Development Plan standards.

9. In the interest of the proper planning and development of the area.

10. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.

10. In the interest of the proper planning and development of the area.

11. That details of proposed boundary treatment to the site be submitted for the written agreement of the Planning Authority prior to the commencement of development on site. The low level wall proposed along the boundary of the site with Adamstown Road to be constructed of rubble from the existing stone wall which is to be removed to facilitate road widening at this location.

11. In the interest of the proper planning and development of the area.

*summary*  
12. That the road improvements shown on lodged plans be carried out to the requirements of the Roads Department in lieu of a financial contribution prior to the occupation of any portion of the site. Details of the above works (including relocation of signals lining, lighting and services etc.) to be agreed in writing <sup>with the Planning Authority</sup> prior to commencement of development on site.

~~12. In the interest of the proper planning and development of the area.~~

*12*  
13. That off street car parking at rear of site be hard surfaced, lined in white paint and be made available prior to the occupation of the <sup>plot</sup> premises. Access to this car parking area to be provided at all times via the access laneway as shown on lodged plans. This access laneway to be completed

~~13. In the interest of the proper planning and development of the area.~~

*12*  
Prior to the occupation of the premises. Details of entrance to Adamstown Road to be submitted for agreement of Planning Authority prior to commencement of development.

*MLG*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/355.

LOCATION: Junction of Lucan Rd and Adamstown Rd, Lucan.

APPLICANT: Mr. T. Mulligan.

PROPOSAL: Erection of a shop and office.

DATE LODGED: 14.3.91.

Proposal is for change of use of existing house at the junction of the Lucan and Adamstown Roads to offices. Applicant also proposes construction of a small shop fronting onto the Lucan Road.

The applicant proposes to extend the existing parking lay-by along the Lucan Road (which has now been by-passed) and to provide additional parking to the rear with access off Adamstown Road. Road widening is proposed along the Adamstown Road frontage of the site which would provide for a junction improvement which would provide for an improvement line on Adamstown Road which would not directly affect the buildings at the junction.

It is noted that the applicant does not indicate control over the lands necessary to gain access to the proposed parking at the rear. The generation of turning movements at this location is undesirable, however, the road improvements proposed will provide for an improvement to the existing access and junction. As the by-pass has reduced the volume of traffic on this section of road it is felt that as improved vision is available on the side of the approaching traffic and a real improvement is being provided to the Adamstown/Lucan Road junction.

Roads could not accept the proposal as access to the proposed parking is not shown within the applicant's control. If, however, this matter were resolved Roads would require:-

1. that the road improvements shown would be carried out to the requirements of the Roads Department in lieu of a financial contribution prior to occupation of any portion of the site.
2. details of the above works to be agreed in writing prior to commencement of development (including relocation of signals, lining, lighting and services etc.)

EM/BMcC  
6.5.91.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT

Date ..... 08/05/91 .....

Time ..... 9.30 A.M. ....

SIGNED: *E. Wadden*

DATE: 7<sup>th</sup> May '91

ENDORSED: \_\_\_\_\_

DATE: \_\_\_\_\_

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

To B.J. Keany, Decision Order Number and Date P/2077/91 10.05.91  
63 Floraville Avenue, Register Reference No. 91A/0355  
Clondalkin, Planning Control No. \_\_\_\_\_  
Dublin 22. Application Received on 14.03.91  
Applicant Mr. T. Mulligan. Floor Area: 63 sq.m.

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:

erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
<p>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 Drg. No. NOT M/10/2/A lodged on 3rd May, 1991, save as may be required by the other conditions attached hereto.</p>	<p>1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.</p>
<p>2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.</p>	<p>2. In order to comply with the Sanitary Services Acts, 1878-1964.</p>
<p>3. That a financial contribution in the sum of £1,268 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.</p>	<p>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.</p>


Over .....

Signed on behalf of the Dublin County Council

*[Signature]*  
For Principal Officer

Date 10 May 1991

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
<p>That all necessary measures be taken by contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.</p> <p>5. That all public services to the proposed development, including electrical, telephone cables and equipment be located underground throughout the entire site.</p> <p>6. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p> <p>7. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p> <p>8. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.</p> <p>9. That off-street car parking facilities be provided in accordance with the Development Plan standards.</p> <p>10. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.</p> <p>11. That details of proposed boundary treatment to the site be submitted for the written agreement of the Planning Authority prior to the commencement of development on site. The low level wall proposed along the boundary of the site with Adamstown Road to be constructed of rubble from the existing stone wall or similar material which is to be removed to facilitate road widening at this location.</p> <p>Over .....</p>	<p>4. To protect the amenities of the area.</p> <p>5. In the interest of amenity.</p> <p>6. In the interest of safety and the avoidance of fire hazard.</p> <p>7. In the interest of health.</p> <p>8. In order to comply with the Sanitary Services Acts 1878-1964.</p> <p>9. In the interest of the proper planning and development of the area.</p> <p>10. In the interest of the proper planning and development of the area.</p> <p>11. In the interest of the proper planning and development of the area.</p> 

**NOTE:**

If there is no appeal to An Bord Pleanala 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 Pleanala. 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 Pleanala, 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 Pleanala 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 Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala 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 Pleanala when making submissions or observations to An Bord Pleanala 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.



# DUBLIN COUNTY COUNCIL

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

tel. 724755 (ext. 262/264)

## Notification of Decision to Grant Permission/

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

To B. J. Keany,  
63 Floraville Avenue,  
Clondalkin,  
Dublin 22,  
Applicant Mr. J. Mulligan

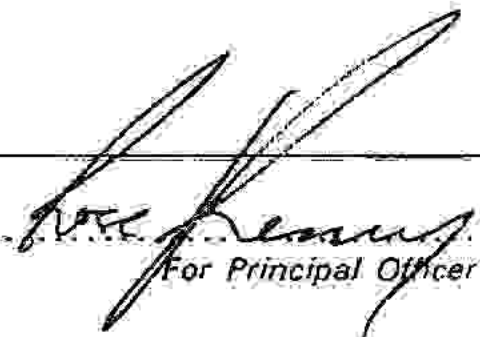
Decision Order P/2077/91, 10.05.91  
Number and Date  
Register Reference No. 91A/0355  
Planning Control No.  
Application Received on 14.3.91  
Floor Area 63sq. m.

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/ for:-  
erection of a shop and office and change of usage from dwelling house to offices at the  
junction of Lucan Road and Adamstown Road, Lucan.

### SUBJECT TO THE FOLLOWING CONDITIONS

CONDITIONS	REASONS FOR CONDITIONS
12. That off street car parking at rear of site be hard surfaced, lined in white paint and be made available prior to the occupation of both premises. Access to this car parking area to be provided at all times via the access laneway as shown on lodged plans. This access laneway to be completed prior to the occupation of both premises. Details of entrance to Adamstown Road to be submitted for agreement of Planning Authority prior to the commencement of development.	12. In the interest of the proper planning and development of the area.

Signed on behalf of the Dublin County Council

  
For Principal Officer

Date 10 May, 1991.

**IMPORTANT: Turn overleaf for further information**

CONDITIONS	REASONS FOR CONDITIONS

**NOTE:**

If there is no appeal to An Bord Pleanala 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.

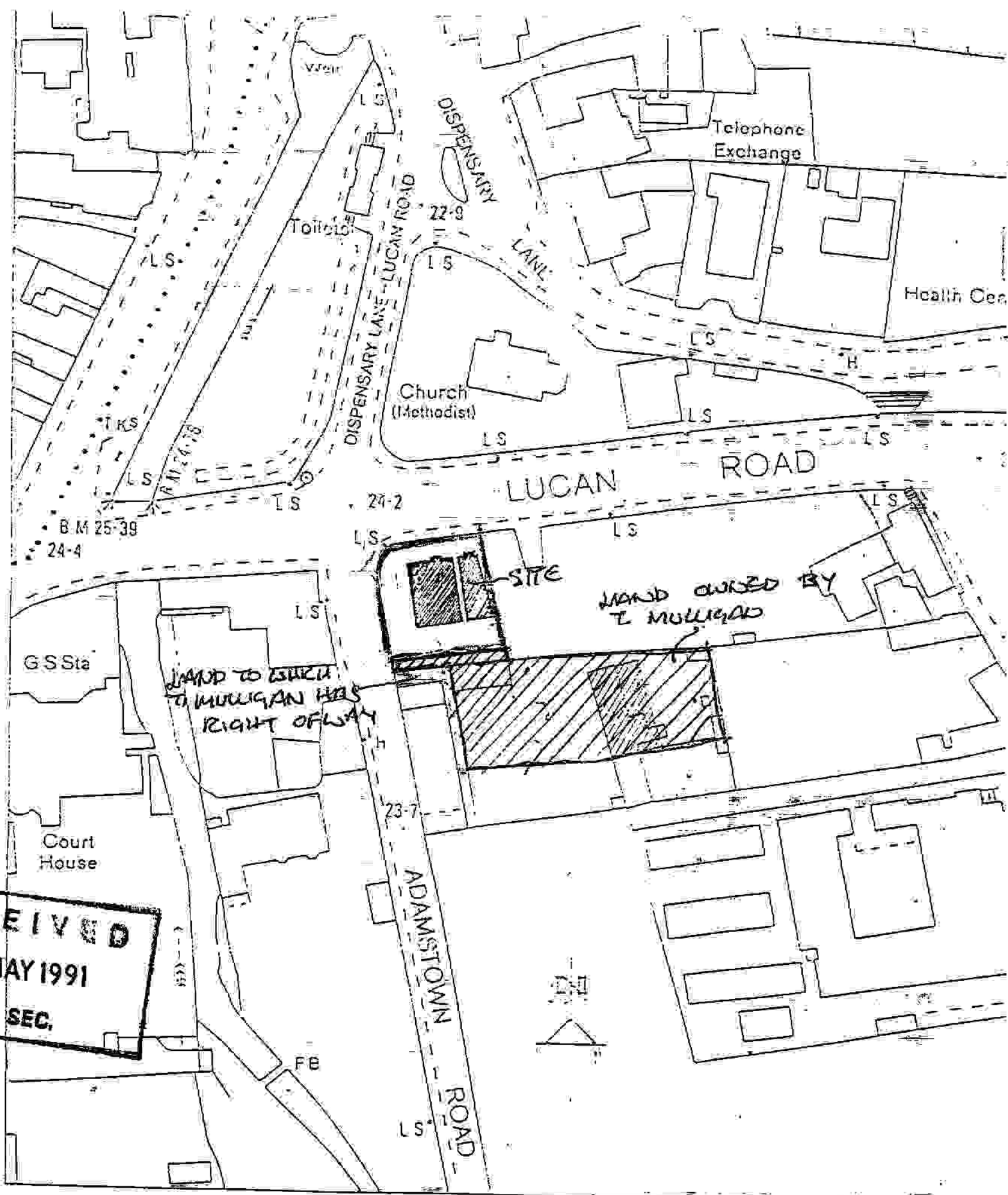
An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty-one days beginning on the date of the decision.

An appeal shall be in writing and shall state the subject matter and grounds of the appeal. It should be addressed to:—  
An Bord Pleanala, 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 Pleanala 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 Pleanala for an Oral Hearing of an appeal must, *in addition* to (1) above, pay to An Bord Pleanala 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 Pleanala when making submissions or observations to An Bord Pleanala 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.

352



91A/0355  
 0.4-0  
 Map A-1

**RECEIVED**  
**03 MAY 1991**  
**REG. SEC.**

350

LOCATION MAP (SCALE 1:1000)

032 MAP 3194-75

033 DRG. NOTM/10/2 A

- Crossing
- Washhole
- Electric Pole or Pylon
- Low Water Mark
- Water Tap
- Weigh Bridge
- High Water Mark
- Control Point

NOTE: OUTLINE OF BUILDINGS SHOWN BY HEAVY LINES

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Block 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0355

Date : 15th March 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Erection of a shop and office and change of useage  
from dwelling house to offices

LOCATION : Junction of Lucan Road and Adamstown Road, Lucan

APPLICANT : Mr T. Mulligan

APP. TYPE : PERMISSION

With reference to above, I acknowledge receipt of your application received  
on 14th March 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Mr Brendan J. Keany, Architect,  
63 Floraville Avenue,  
Clondalkin,  
Dublin 22.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place/ in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building Junction of Lucan Rd & Adamstown Road  
(If none, give description sufficient to identify) Lucan, Co. Dublin

3. Name of applicant (Principal not Agent) Mr. Tom Mulligan  
Address The School House, Lucan Co. Dublin Tel. No. — N/L

4. Name and address of person or firm responsible for preparation of drawings Mervin J. Keamy Architect  
63 Horaville Ave, Clondalkin Dublin 22 Tel. No. 591541

5. Name and address to which notifications should be sent M. J. Keamy  
63 Horaville Ave Clondalkin Dublin 22

6. Brief description of proposed development Proposed new shop + office + change of usage of dwellinghouse to office

7. Method of drainage Public Sewer 8. Source of Water Supply Public Mains

9. In the case of any building or buildings to be retained on site, please state:  
(a) Present use of each floor or use when last used Domestic house  
(b) Proposed use of each floor Offices

CO. DUBLIN Permission sought for the erection of a shop and office and change of usage from dwelling house to offices at the junction of Lucan Road and Adamstown Road Lucan for Mr. T. Mulligan

10. Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? No

DUBLIN COUNTY COUNCIL  
PLANNING DEPT.  
RECEIVED  
14 MAR 1991  
380  
83  
94 15/3

11. (a) Area of Site 380 Sq. m.  
(b) Floor area of proposed development 83 Sq. m.  
(c) Floor area of buildings proposed to be retained within site 94 Sq. m.

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) Freehold

13. Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place  in appropriate box.

14. Please state the extent to which the Draft Building Regulations have been taken in account in your proposal:  
It is my practice to take into account the draft building legislation in the design of buildings

15. List of documents enclosed with application.  
4 No copies of reg nos 7/11/10/11 & 12  
1 No newspaper advertisement  
1 No cheque for £275.00

16. Gross floor space of proposed development (See back) 157 Sq. m.

No of dwellings proposed (if any) — Class(es) of Development Commercial/office  
Fee Payable £ 275 Basis of Calculation 157 sq m x £1.75 per sq metre  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) Mervin J. Keamy Date 10/3/91

Application Type P FOR OFFICE USE ONLY  
Register Reference 91A/0355  
Amount Received £ 180  
Receipt No —  
Date —

Irish Press  
8/3/91

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
  - (a) The address of the structure or the location of the land.
  - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
  - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
  - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
  - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
    - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
  - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

**SEPTIC TANK DRAINAGE:** Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

**INDUSTRIAL DEVELOPMENT:**

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

<u>PLANNING APPLICATIONS</u>			<u>BUILDING BYE-LAW APPLICATIONS</u>		
CLASS NO.	DESCRIPTION	FEE	CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each	A	Dwelling (House/Flat)	£55.00 each
2.	Domestic extensions/other improvements.	£16.00	B	Domestic Extension (improvement/alteration)	£30.00 each
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum	C	Building — Office/Commercial Purposes	£3.50 per m <sup>2</sup> (min. £70.00)
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	D	Agricultural Buildings/Structures	£1.00 per m <sup>2</sup> in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	E	Petrol Filling Station	£200.00
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)			Min. Fee £30.00
8.	Petrol Filling Station.	£100.00			Max. Fee £20,000
9.	Advertising Structures.	£10.00 per m <sup>2</sup> (min £40.00)			
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)			
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)			

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls.

For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

RECEIPT CODE

# COMHAIRLE CHONTAE ATHA CLATH

this receipt is valid for

PAID BY

DUBLIN COUNTY COUNCIL

CASH

46/49 UPPER O'CONNELL STREET,

CHEQUE

DUBLIN 1.

M.O.

B.L.

I.T.

N 34215

€275 00

Received this

15th day of

March

1974

from

J. E. O'Leary

the sum of

two hundred and seventy five

Pounds

Pence, being

application of funds of the road in the parish of

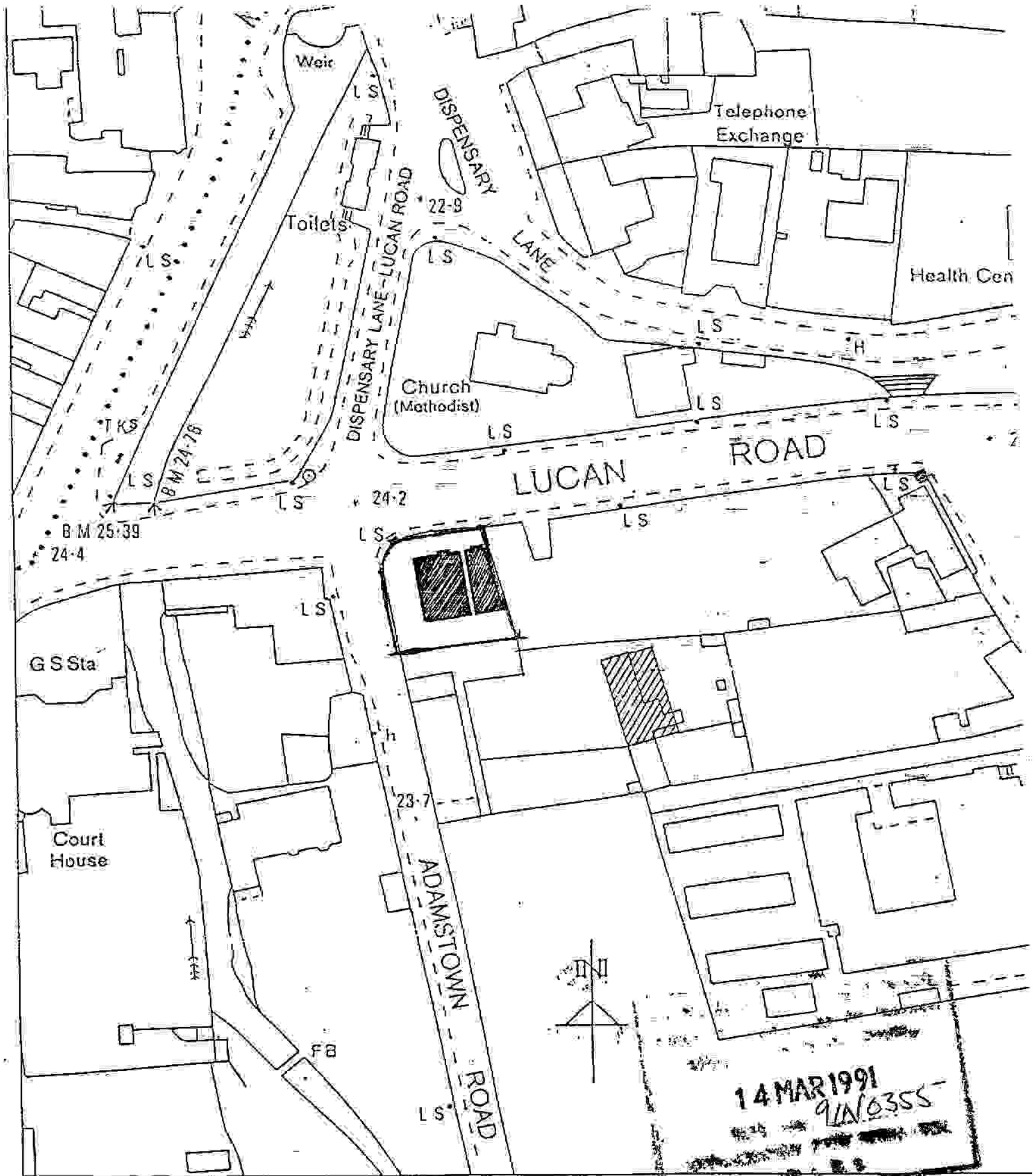
Cl. road

Michael O'Leary

Cashier

S. CAREY  
Principal Officer

352



351

350

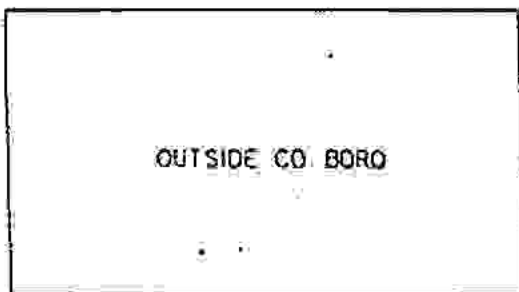
LOCATION MAP (SCALE 1:1000)

032

033

DPG NOTM/10/2

# MAP 3194-25



### ABBREVIATIONS

Boundary Stone	— B S
Chimney	— Chy
Electricity Station	— E S
Flagstaff	— F S
Foot Bridge	— F B
Footpath	— F P
Fountain	— Fa
Garda Síochána Station	— G S Sta
Letter Box	— L B
Level Crossing	— L C
Low Water Mark	— L W M
High Water Mark	— H W M

Hydrant	— H
Lamp Standard	— L S
Mooring Post	— M P
Pump	— P
Sluice	— S I
Spring	— S p
Telephone Kiosk	— T K
Transformer	— T
Manhole	— Mh
Water Tap	— W T
Weigh Bridge	— W B

### SYMBOLS

Antiquities	— (Site of)
Archway	—
Bench Mark	—
Surface Level	—
Glass House	—
Electricity Pole or Pylon	—
Control Point	—

NOTE: - OUTLINE OF BUILDINGS SHOWN BY HEAVY LINES