

BYE LAW APPLICATION FEES

REF. NO.: 9/A/0797

CERTIFICATE NO.: 1

PROPOSAL: Alteration of Shop front + extension to rear

LOCATION: 9 Main Street Lucan

APPLICANT: J. Stagg

	1	2	3	4	5	6	7
CLASS	DWELLING/AREA LENGTH/STRUCTURE	RATE	AMT. OF FEE REQUIRED	AMT. LODGED	BALANCE DUE	RED. FEE APPL.	AMT. OF RED. FEE
A	Dwelling (Houses, Flats)	@ £55					
B	Domestic Ext. (Improvement/Alts.)	@ £30					
C	Building for office or other comm. purpose <u>36.0m²</u>	@ £3.50 per M ² or £70	<u>126</u>	<u>126</u>	<u>—</u>		
D	Building or other structure for purposes of agriculture	@ £1.00 per M ² in excess of 300 M ² Min. £70					
E	Petrol Filling Station	@ £200					
F	Dev. of prop. not coming within any of the foregoing classes	£70 or £9 per .1 hect. whichever is the greater					

Column 1 Certified: Signed: [Signature] Grade: D/12 Date: 22/5/91

Column 1 Endorsed: Signed: [Signature] Grade: _____ Date: _____

Columns 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S.O Date: 22/5/91

Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.: 91A/797

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL: 388 FT²

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO: F/ /
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y
22/5/91.
388
1000 @ 70
= 291

Carlucci
Rate £800
per space.

~~#1~~

J
16/12/91

DEVELOPMENT CONTROL ASSISTANT GRADE

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9,
Main Street, Lucan for J. Stagg.

Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines,
Dublin 18.

Reg. Ref.	91A-0797
Appl. Rec'd:	17.05.1991
Floor Area:	120 sq. m.
Site Area:	248 sq. m.
Zoning:	C1

Other
SECURITY
Bond / C.I.F.:

Report of the Dublin Planning Officer, dated 11th December 1991

This is an application for PERMISSION for a new shop front and extension to the rear of No. 9, Main Street, Lucan, Co. Dublin.

The proposed site is located to the south of Main Street in an area zoned 'C1', the objective of which is "to protect, provide for and/or improve local/neighbourhood centre facilities."

The proposed site is situated within the Lucan Conservation Area. It is a long narrow rectangular site of area c.284 sq. metres (stated). There is one existing building on site - a 2 storey house of floor area 84 sq. metres (stated). This building is one of a terrace of four similar single fronted houses at Nos. 7 to 10, Main Street.

PLANNING HISTORY

Reg. Ref. No. 86A-1794 refers to a grant of permission for alterations to previously approved printing workshop to the rear of No. 13, Main Street.

Reg. Ref. No. 87A-0492 refers to a refusal of planning permission for change of use of living room to wool shop at No. 8, Main Street, Lucan.

Reg. Ref. No. 87A-0738 refers to a grant of planning permission for shop and offices over and retention of solicitors office at No. 6, Main Street.

Reg. Ref. No. 87a-0982 refers to a grant of planning permission for change of use from offices to shop at No. 5, Main Street (Marian House).

Reg. Ref. No. 88A-1482 refers to a grant of permission for proposed alterations to approved layout, change of use of part of ground floor from retail to public office use and signage to front elevation at No. 6, Main Street.

Reg. Ref. No. 89A-1060 refers to a refusal of planning permission for 1 additional floor to Careys shop, Main Street, Lucan.

(Continued)

C1
Stagg
5291
2400
Other
SECURITY
Bond / C.I.F.:

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

Reg. Ref. No. 89A-1254 refers to a grant of outline planning permission for 4 no. 2 bedroomed apartments at rear of No. 13, Main Street, Lucan.

Reg. Ref. No. 89A-1764 refers to a grant of planning permission for the retention of florists at No. 8, Main Street.

Reg. Ref. No. 91A-0490 refers to refusal of outline permission for a coffee shop/bistro and offices at No. 6, Main Street.

Reg. Ref. No. 91A-0594 refers to a refusal of permission for 2 no. apartments to the rear of No. 6, Main Street, Lucan.

The current application provides for (a) the erection of a new shop front and (b) the construction of a 120 sq. m. single storey extension to the rear. Lodged plans indicate that the existing ground floor area is to be used for a cycle shop. The proposed extension is to be used as a workshop area. Existing first floor accommodation is to be used for storage purposes.

The applicants have not submitted an application for the use of the existing ground floor area for retail purposes. They state on the planning application form that it was previously used as a 'Turf Accountants Office'. However, they have submitted no details as to when such a use commenced or ceased. From site inspection the proposed building appeared disused. In addition there is no record from the planning register of planning permission ever having been sought or granted for such a use. In any event it is considered that planning permission for a retail use is required.

The use of the premises as a shop is compatible with the C1 zoning objective for the area. There are existing commercial premises to the east and west and also opposite the subject premises on Main Street. In addition, the adjoining premises (No. 8) is in use as a florists shop (Reg. Ref. No. 89A-1764).

The proposed development involves the erection of a new shop front at No. 9, Main Street. Lodged plans identify an elaborately detailed shop front in a traditional style which is considered to be out of keeping with the character and scale of the existing building. The proposed development involves protruding pilasters and fascia box. External shuttering is proposed. This is considered unacceptable. A simpler shop front which is flush with the existing building facade would be more appropriate given the location of the site within the conservation area. Shuttering should be incorporated inside the facade and security shutters (preferably see through) should be placed inside the window space behind the glazing.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

Lodged plans (scale 1:100) indicate that 3 no. parking spaces are being provided to the rear of the site. This is accessed via a narrow laneway (c. 3 metres in part) off Main Street. This laneway provides access to the rear of several properties at Main Street. The applicants indicate that they have a right of way over this laneway. However, they have submitted no evidence in this regard.

Roads Department report states that 6 no. car parking spaces are required to serve a development of this size. Report states that it is difficult to see how spaces indicated on drawings can be used as turning space is very limited - a larger scale map and layout should be sought. Roads report also states that they are opposed to the creation of additional traffic turning movements onto Main Street. This report also comments on contributions and states that it is difficult to justify contributions as there are no plans to provide public car parking in Lucan Village. *This report was written in July 1991 which time the Council has met owners in the area in an attempt to provide for a communal car park*
The applicants were requested to submit **ADDITIONAL INFORMATION** on the 12th July, 1991, as follows:-

1. The applicants state that the existing premises at No. 9, Main Street was previously used as a Turf Accountants Office (ground floor) and for storage purposes (first floor). The applicant is requested to clarify when such use(s) commenced and ceased.
2. Lodged plans indicate that the ground floor of the existing premises is to be used as a shop. The first floor is to be used for storage. The applicant is requested to clarify whether planning permission was ever sought or granted for such uses. If not the applicant is requested to submit details of a revised public notice as follows:

"Dublin County Council - Planning permission sought for change of use to shop (ground floor) and storage (first floor), new shop front and extension to the rear for use as work shop at No. 9, Main Street, Lucan, Co. Dublin for J. Stagg."
3. The applicant is requested to submit a block plan of scale 1:500 which identifies the proposed car parking layout to the rear of the site.
4. The applicant proposes to provide access to the car parking area to the rear of the site via a narrow laneway off Main Street. Lodged plans indicate that the applicant has a right of way over this laneway. The applicant is requested to submit documentary evidence of his right of way over this laneway.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

5. Lodged plans provide for the erection of a new shop front at No. 9, Main Street. This is considered to be over elaborate having regard to the scale of the existing building and its location in the Lucan Conservation Area.

The applicant is requested to submit details of a revised shop front of simpler design and which is flush with the facade of the existing building. In particular the window box at first floor level should be omitted. The proposed shutter box should be incorporated inside the facade and any shuttering proposed should be located inside the line of the glazing. Open grill or see through shuttering should be used. The applicant is advised to consult with the Planning Authority before submitting revised designs.

Additional Information was submitted on 24th October, 1991.

This stated that the ground floor of No. 9 Main St. was in use as a bookmakers from 1981 to 1985. The first floor was used for storage purposes.

The applicant confirmed that planning permission was neither sought nor granted for this bookmaker use. A revised newspaper notice was submitted stating that permission ~~was~~ ^{is} sought for change of use to retail use (ground floor) and storage (first floor)

A revised site plan was submitted at scale 1:100. This identified the car parking area to the rear as comprising 3 no. spaces. This area is extremely restrictive ~~to~~ ^{is} only 4.5 metres in width and it is unlikely to be used for car parking ^{with more the number of cars} spaces is less than the 6 no. required by Roads Department.

It is considered that financial contribution should be sought in lieu of these additional 3 spaces. Such monies could be used to provide for public car parking in backlands at this location. It is noted that proposals for such scheme are currently being drawn up by forward planning section in consultation with local traders in Lucan.

No documentary evidence has been submitted regarding rights of way over the adjoining laneway to ~~provide~~ ^{provide} access to the site. The additional information submission ~~states~~ ^{contains} that a right of way over this laneway has ~~developed~~ ^{evolved} over time by virtue of usage and that a statutory declaration to this effect is being prepared by previous owners. This will be submitted when available.

Details of revised shopfront have been submitted. This provides for a simpler more traditional shopfront which is relatively ~~flush~~ ^{flush} with the front facade. The projected fascia incorporating the roller shutter has also been omitted.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

The proposed site is located in the centre of Lucan Village in an area zoned for commercial uses. The proposed development which involves change of use to retail use is acceptable in this context. The revised shopfront is acceptable given the location of the site in the Lucan conservation area. The proposed 120 sq. m. extension to the rear will not prejudice the future development of lands to the rear.

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

(Conditions attached).

(MG/BB)

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 (//) conditions set out above is hereby made.

Dated: 23rd December, 1991.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

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 additional information received on 24th October, 1991, save as may be required by the other conditions attached hereto.

1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.

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

3. That a financial contribution in the sum of £ 291 — 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.

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

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

5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.

5. In the interest of health.

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

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

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

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

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

CONDITIONS

REASONS FOR CONDITIONS

8. That a financial contribution in the sum of £2400 be paid by the proposer to the Dublin County Council towards the cost of traffic management and car parking in Lucan Village which will facilitate this development; ~~this contribution to be paid before the commencement of development on the site.~~

Alternatively, in the event of a communal car park being provided on part of applicant's land the applicant to make the necessary land available (free) to the Council. Details to be agreed.

8. 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 details regarding the boundary treatment to the rear of the site to be subject to the agreement of the Planning Authority.

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

10. The location + type of any security screen at the front to be the subject of agreement with the Planning Authority prior to erection of screen.

10. In the interest of visual amenity.

11. No development to take place until applicants have submitted documentary evidence to the satisfaction of the Planning Authority of all necessary rights of access over the right of way from the proposed development.

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

[Large handwritten signature or initials, possibly 'J. Stagg', written across the bottom of the page.]

Mary.

Register Reference : 91A/0797

Date : 27th May 1991

Development : New shop front and extension to rear

LOCATION : rear of 9 Main Street, Lucan

Applicant : J. Stagg

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 17th May 1991

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

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

- The proposal is acceptable subject to
- ① The provision of a ventilated lobby between the W.C and the Storage area
 - ② Compliance with the Shops Conditions of Employment Act 1938
 - ③ Compliance with Health, Safety and Welfare at Work Act 1989
 - ④ Drinking water facilities being made available to staff; the supply to be taken direct from the rising main

for *John O'Keefe*
SUPER. ENVIRON. HEALTH OFFICER,
33 GARDINER PLACE,
DUBLIN 1.

19/7/91



DUBLIN COUNTY COUNCIL

REG. REF: 91A/0797.
 DEVELOPMENT: Provision of shop front and extension at rear.
 LOCATION: 12 Main Street, Lucan.
 APPLICANT: J. Stagg.
 DATE LODGED: 17.5.91.

- 1) The above file was received in this office by fax on 9.7.91.
- 2) A development of this size would require 6 car parking spaces. Three spaces at the rear are shown. Access thereto is via a laneway, a right of way over which, is not indicated. Assuming such a right of way exists, it is difficult to see how these spaces can be used as turning space is very limited. A larger scale map and layout should be sought.
- 3) Roads would be opposed in principle to the creation of additional turning movements on Main Street.
- 4) Normally such an applicant would be requested to contribute financially to the provision of the number of car parking spaces by which his development is deficient. However, as the Council do not hold land nor have plans at this time to provide public car parking in Lucan Village, it is difficult to justify the imposition of such a levy. Until this situation is remedied, the refusal of such developments in the Village may have to be considered.

TB/BMcC
 9.7.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	10.07.91
Time	10.30

SIGNED: *J. Stagg*
 DATE: 10/7/91

ENDORSED: _____
 DATE: _____

(W)

M.G.

SS [CWO]

8

Register Reference : 91A/0797

Date : 27th May 1991

Development : New shop front and extension to rear

LOCATION : rear of 9 Main Street, Lucan

Applicant : J. Stagg

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 17th May 1991

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Yours faithfully,

Paul Galvin

DUBLIN Co. COUNCIL
- 6 JUN 1991.
SAN SERVICES

PRINCIPAL OFFICER
DUBLIN Co. COUNCIL
SANITARY SERVICES
15 JUL 1991
Returned *EG*

Date received in Sanitary Services

FOUL SEWER

Available - existing system.

No surface water to be discharged to the foul sewer system.

Note: Applicant indicates surface water discharge to the foul sewer system. This is not acceptable under any circumstances. An alternative acceptable proposal must be lodged.

SURFACE WATER

Acceptable proposal to be lodged.

W.P. 26/6/91.

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date ... 17.07.91
Time ... 3.30

J.R. 27/6/91

614.

Register Reference : 91A/0797

Date : 27th May 1991

.....
ENDORSED _____ DATE _____

.....
WATER SUPPLY

Water available
each storage required
Supply to be metered at applicant's expense
[Signature] 28/5/91

.....
ENDORSED *[Signature]* DATE 28/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 17.07.91
Time 3.30

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9,
Main Street, Lucan for J. Stagg.

Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines,
Dublin 18.

Reg. Ref.	91A-0797
Appl. Rec'd:	17.05.1991
Floor Area:	120 sq. m.
Site Area:	248 sq. m.
Zoning:	C1

Report of the Dublin Planning Officer, dated 10 July 1991

This is an application for PERMISSION for a new shop front and extension to the rear of No. 9, Main Street, Lucan, Co. Dublin.

The proposed site is located to the south of Main Street in an area zoned 'C1', the objective of which is "to protect, provide for and/or improve local/neighbourhood centre facilities."

The proposed site is situated within the Lucan Conservation Area. It is a long narrow rectangular site of area c.284 sq. metres (stated). There is one existing building on site - a 2 storey house of floor area 84 sq. metres (stated). This building is one of a terrace of four similar single fronted houses at Nos. 7 to 10, Main Street.

PLANNING HISTORY

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(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

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Reg. Ref. No. 89A-1764 refers to a grant of planning permission for the retention of florists at No. 8, Main Street.

Reg. Ref. No. 91A-0490 refers to a current application for outline permission for a coffee shop/bistro and offices at No. 6, Main Street.

Reg. Ref. No. 91A-0594 refers to a refusal of permission for 2 no. apartments to the rear of No. 6, Main Street, Lucan.

The current application provides for (a) the erection of a new shop front and (b) the construction of a 120 sq. m. single storey extension to the rear. Lodged plans indicate that the existing ground floor area is to be used for a cycle shop. The proposed extension is to be used as a workshop area. Existing first floor accommodation is to be used for storage purposes.

The applicants have not submitted an application for the use of the existing ground floor area for retail purposes. They state on the planning application form that it was previously used as a 'Turf Accountants Office'. However, they have submitted no details as to when such a use commenced or ceased. From site inspection the proposed building appeared disused. In addition there is no record from the planning register of planning permission ever having been sought or granted for such a use. In any event it is considered that planning permission for a retail use is required.

The use of the premises as a shop is compatible with the C1 zoning objective for the area. There are existing commercial premises to the east and west and also opposite the subject premises on Main Street. In addition, the adjoining premises (No. 8) is in use as a florists shop (Reg. Ref. No. 89A-1794).

The proposed development involves the erection of a new shop front at No. 9, Main Street. Lodged plans identify an elaborately detailed shop front in a traditional style which is considered to be out of keeping with the character and scale of the existing building. The proposed development involves protruding pilasters and fascia box. External shuttering is proposed. This is considered unacceptable. A simpler shop front which is flush with the existing building facade would be more appropriate given the location of the site within the conservation area. Shuttering should be incorporated inside the facade and security shutters (preferably see through) should be placed inside the window space behind the glazing.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

Lodged plans (scale 1@100) indicate that 3 no. parking spaces are being provided to the rear of the site. This is accessed via a narrow laneway (c. 3 metres in part) off Main Street. This laneway provides access to the rear of several properties at Main Street. The applicants indicate that they have a right of way over this laneway. however, they have submitted no evidence in this regard.

Roads Department report states that 6 no. car parking spaces are required to serve a development of this size. Report states that it is difficult to see how spaces indicated on drawings can be used as turning space is very limited - a larger scale map and layout should be sought. Roads report also states that they are opposed to the creation of additional traffic turning movements onto Main Street. This report also comments on contributions and states that it is difficult to justify contributions as there are no plans to provide public car parking in Lucan Village.

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:-

1. The applicants states that the existing premises at No. 9, Main Street was previously used as a Turf Accountants Office (ground floor) and for storage purposes (first floor). The applicant is requested to clarify when such use(s) commenced and ceased.
2. Lodged plans indicate that the ground floor of the existing premises is to be used as a shop. The first floor is to be used for storage. The applicant is requested to clarify whether planning permission was ever sought or granted for such uses. If not the applicant is requested to submit details of a revised public notice as follows:

"Dublin County Council - Planning permission sought for change of use to shop (ground floor) and storage (first floor), new shop front and extension to the rear for use as work shop at No. 9, Main Street, Lucan, Co. Dublin for J. Stagg."

3. The applicants ^{is} are requested to submit a block plan of scale 1:500 which identifies the proposed car parking layout to the rear of the site.
4. The applicants propose to provide access to the car parking area to the rear of the site via a narrow laneway off Main Street. Lodged plans indicate that the applicants have a right of way over this laneway. The applicants ^{is} are requested to submit ^{documentary} of his right of way over this laneway.

(Continued)

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed new shop-front and extension to rear of 9, Main Street, Lucan for J. Stagg.

(Continued)

- 5. Lodged plans provide for the erection of a new shop front at No. 9, Main Street. This is considered to be over elaborate having regard to the scale of the existing ^{building} boundary and its location in the Lucan Conservation Area.

The applicants ~~are~~ ^{is} requested to submit details of a revised shop front of simpler design and which is flush with the facade of the existing building. In particular the window box at first floor level should be omitted. The proposed shutter box should be incorporated inside the facade and any shuttering proposed should be located inside the line of the glazing. Open grill or see through shuttering should be used. The applicant is ~~requested~~ ^{advised} to consult with the Planning Authority before submitting revised designs.

MS (MG/DK)

Endorsed:- MA Ayde
for Principal Officer

AB Henderson
For Dublin Planning Officer

Order:- I direct that ADDITIONAL INFORMATION be requested from the applicant for planning permission as set out in the above report and that notice thereof be served on the applicant.

Dated: 12 July, 1991.

K O Sullivan
Assistant City & County Manager.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 8th July, 1991.

Mary Galvin

DUBLIN COUNTY COUNCIL

REG. REF: 91A/0797.
 DEVELOPMENT: Provision of shop front and extension at rear.
 LOCATION: 12 Main Street, Lucan.
 APPLICANT: J. Stagg.
 DATE LODGED: 17.5.91.

- 1) The above file was received in this office by fax on 9.7.91.
- 2) A development of this size would require 6 car parking spaces. Three spaces at the rear are shown. Access thereto is via a laneway, a right of way over which, is not indicated. Assuming such a right of way exists, it is difficult to see how these spaces can be used as turning space is very limited. A larger scale map and layout should be sought.
- 3) Roads would be opposed in principle to the creation of additional turning movements on Main Street.
- 4) Normally such an applicant would be requested to contribute financially to the provision of the number of car parking spaces by which his development is deficient. However, as the Council do not hold land nor have plans at this time to provide public car parking in Lucan Village, it is difficult to justify the imposition of such a levy. Until this situation is remedied, the refusal of such developments in the Village may have to be considered.

TB/BMcC
9.7.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date **10.07.91**
 Time **10.30**

By: *J.P. Kelly*
 Date: 10/7/91

ENDORSED: _____
 DATE: _____

COMHAIRLE CHONTAE ATHA CLIATH

DUBLIN COUNTY COUNCIL

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.

Planning Department,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Telephone: 773066

Telephone: 724755
Extension: 231/234

15th January, 1992

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

LOCATION: 9 Main Street, Lucan

PROPOSED DEVELOPMENT: New shop front & extension to rear

APPLICANT: J. Stagg

PLANNING REG. REF.: 91A/0797

DATE OF RECEIPT
OF SUBMISSION: 9th January, 1992

A Chara,

With reference to above, I acknowledge receipt of application for:

Compliance with Conditions

Mise, le meas

A. Smith

PRINCIPAL OFFICER

Hannigan, Whyte & Associates,

Main Street,

Leixlip,

Co. Kildare

Hannigan, Whyte and Associates

Main Street, Leixlip, Co. Kildare

Architects

Telephone 280933

91A/797

2.1.0

Comp

Planning Dept.
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.

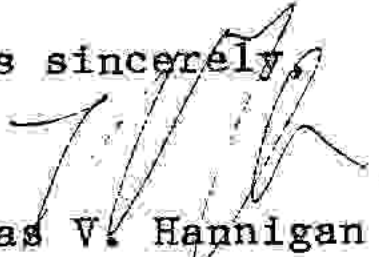
2nd. Jan. 1992

Re: Proposed new Shop-front and extension to rear of 9 Main
St. Lucan, for J. Stagg.
Ref: Additional Information 91A - 0797

Dear Sir,

Further to our submission of the 16th. Oct. in connection with an additional information request on the above, I enclose the Statutory Declaration referred too in point 4 of that submission.

Yours sincerely,



Thomas V. Hannigan Dip. Arch. M.R.I.A.I.

09 JAN 92

STATUTORY DECLARATION

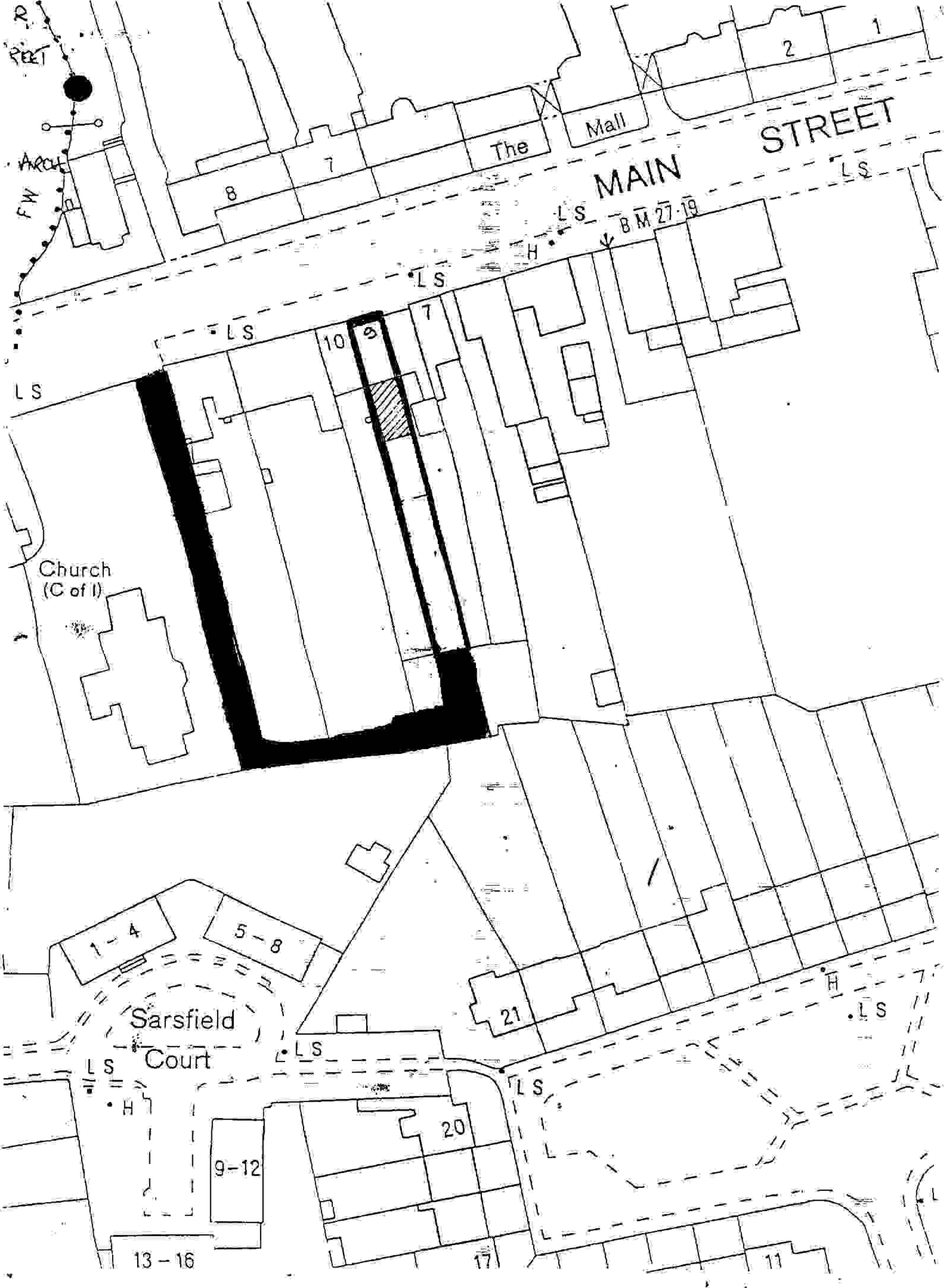
I, Mrs Ellen Moore of Marymount, Beechpark, Castleknock, Dublin 15 aged 21 years and upwards DO SOLEMELY AND SINCERELY DECLARE as follows:—

1. I purchased the property, No 9 Main Street Lucan in August 1977 and was owner of the premises from that date until it was sold to Mr. James Stagg on 1st November 1990.
2. I say that access to the rear of the premises was over the laneway coloured blue on the accompanying map.
3. I say that I had uninterrupted use of this laneway as an access to the rear of No 9 Main Street when it was in my possession from 1977 to 1990.
4. I make this Statutory Declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1938 and for the benefit of Mr. James Stagg.

DECLARED before me by *Ellen Moore*
who is personally known to me at *Castleknock*
in the County of Dublin
this *9th* day of *December* 1991

Patrick Stagg
COMMISSIONER FOR OATHS

Ellen Moore





Bloc 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

Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines,
Dublin 18.

Our Ref. 91A/0797
Your Ref.
Date 23 December 1991

Re: Proposed new shop-front and extension to rear of 9 Main Street, Lucan for J. Stagg.

I, the undersigned, hereby acknowledge receipt of Notification of Decision, dated 23 December 1991, in connection with the above.

Signed:

On behalf of:

(Name)
(Address)

J Huet J Stagg
9 Main Street
Lucan
Dublin

I hereby certify that the above Notification, dated 23 December 1991, was handed by me to the above signed today.

SIGNED:

Mary Murphy

DATED:

23. 12. 91.

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/Approval

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

To Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines, Dublin 18.

Decision Order P/5703/91 23.12.91
Number and Date
Register Reference No. 91A/0797
Planning Control No.
Application Received on 17.05.91
Applicant J. Stagg. A.I. Recd. 24.10.91

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:-
new shop-front and extension to rear of 9 Main Street, Lucan.

SUBJECT TO THE FOLLOWING CONDITIONS

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 additional information received on 24th October, 1991, save as may be required by the other conditions attached hereto.	1. To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. That before development commences, approval under the Building Bye-Laws be obtained, and all conditions of that approval be observed in the development.	2. In order to comply with the Sanitary Services Acts, 1878-1964.
3. That a financial contribution in the sum of £291.00 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.	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. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.	4. In the interest of safety and the avoidance of fire hazard.

Signed on behalf of the Dublin County Council


For Principal Officer

23 December 1991

Date

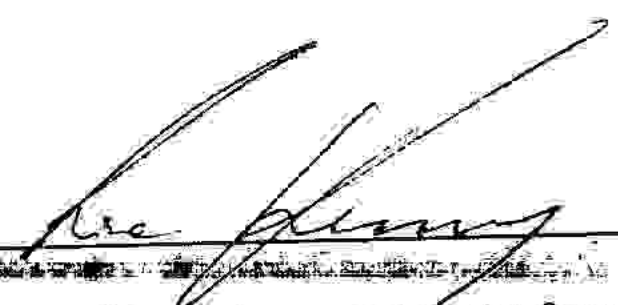
IMPORTANT: Turn overleaf for further information

CONDITIONS

5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.
6. That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council.
7. That no advertising sign or structure be erected, except those which are exempted development, without prior approval of the Planning Authority.
8. That a financial contribution in the sum of £2,400.00 be paid by the proposer to the Dublin County Council towards the cost of traffic management and car parking in Lucan Village which will facilitate this development. Alternatively, in the event of a communal car park being provided on part of applicants land the applicant is to make necessary land available free of charge. Details to be agreed in writing with the Planning Authority.
9. That details regarding the boundary treatment to the rear of the site to be subject to the agreement of the Planning Authority.
10. The location and type of any security screen at the front to be the subject of agreement with the Planning Authority prior to erection of screen.
11. No development to take place until applicants have submitted documentary evidence to the satisfaction of the Planning Authority of all necessary rights of access over the right of way from the proposed development.

REASONS FOR CONDITIONS

5. In the interest of health.
6. In order to comply with the Sanitary Services Acts 1878-1964.
7. In the interest of the proper planning and development of the area.
8. 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. In the interest of the proper planning and development of the area.
10. In the interest of visual amenity.
11. In the interest of the proper planning and development of the area.



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.

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



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

Register Reference : 91A/0797

Date : 29th October 1991

Our Ref.

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

Date

Dear Sir/Madam,

DEVELOPMENT : Change of use to shop (ground floor) and storage
(first floor), new shop front and extension to the
rear for use as workshop

LOCATION : No. 9 Main Street, Lucan

APPLICANT : J. Stagg

APP. TYPE : Additional Information

With reference to the above, I acknowledge receipt of additional information
received on 24th October 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines,
Dublin 18

Hannigan, Whyte and Associates

Architects & Project Managers

The Mall House, Main Street, Leixlip, Co. Kildare



Telephone 624 4933 Fax 624 4807

91A/0797
1.3.0 adv
A.1
24 OCT
Planning Dept.
Block 2, Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Re: Proposed new Shop-front and extension to rear of 9 Main St. Lucan, for J. Stagg.
Ref: Additional Information 91A - 0797

CO. DUBLIN Planning permission sought for change of use to shop (ground floor) and storage (first floor), new shop front and extension to the rear for use as workshop at no. 9 Main Street, Lucan, for J. Stagg

Dear Sir,

Further to your letter of 12th. July and my discussion with Ms. Galvan we wish to submit the Additional information requested on the above application .

1. The ground floor was in use as a Turf accountants shop from 1981 to 1985 . The first floor was, to the best of the applicants knowledge, uses for the storage of furniture ,files ect in conection with shop.

2. The applicant is of the oponion that planning permission was not sought or granted for such use. The revised public notice as stipulated is enclosed

3. I enclose site block plan scale 1:100 of the car parking proposed at the rear of the site.

4. The applicant is not in a position to at this point in time to submit documentary evidence of his right of way over the laneway referred too. He would submit that, in any event, a right of way over the laneway has evolved over the years by virtue of its usage. I understand that a Statutory Declaration to this effect is being prepared by the previous owner and will be submitted when it comes to hand.

5. I enclose details of a revised shopfront as requested . It is proposed to omit the projected facia incorporating the roller shutter box as originally indicated. The shopfront as shown is a simple traditional type as requested.

Joseph Press 18/10/91

over/

page 2

We would be grateful for an early decision in the matter as the applicant is under a great deal of pressure from his financiers to have progress on the property.

Yours sincerely,


Thomas V. Hannigan Dip. Arch. M.R.I.A.I.

Tadhg Walshe B.E, M.I.E, C.Eng M.I.EI.
Chartered Engineer, Civil and Structural.

Athgoe,
Newcastle,
Co. Dublin,
Ireland.

For the Attention of : Mr. Gerry Kidney

Telephone: 01 - 589142

Dublin County Council,
Building Control Section,

Your Ref : PC / CD'B

Date : 7th, October 1991.

Re : E. B. L. Reg. Ref : 91A / 797 / New Shop Front and Extension at
rear of 9 Main Street., Lucan for Mr. Jim Stagg.

Dear Mr. Kidney

I refer to our recent discussions concerning the above and I enclose
in duplicate the information requested by the County Council.

1. Proposal for disposal of surface water by way of 2 No. soakage pits
in the garden at the rear of the flat roofed extension. Each pit to
measure 1200 x 1200 x 1200mm. filled with selected crushed rock
covered with polythene and then sand and then top soil. The water
will be conveyed to the pits in 100mm. dia. Wavin pipes.

Please note that a superficial inspection of the ground indicates
suitability, but this will be confirmed.

2. Structural calculations and certificate.

Would you kindly consider this application at your earliest
convenience because Mr. Stagg is very anxious to get the work underway
without delay.

Yours sincerely

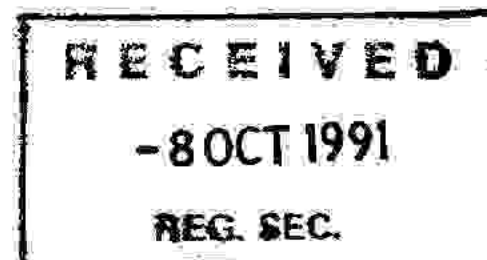
Tadhg Walshe

Tadhg Walshe.

41A/797

2.0.0.2

A1 for 08L



Athgoe,
Newcastle,
Co. Dublin,
Ireland.

Telephone: 01 - 589142

ENGINEER'S CERTIFICATE

Date : 7th, October 1991.

To whom it may concern,

Re : New shop front and extension to rear of 9 Main Street, Lucan for
Mr. Jim Stagg / Design of structural elements.

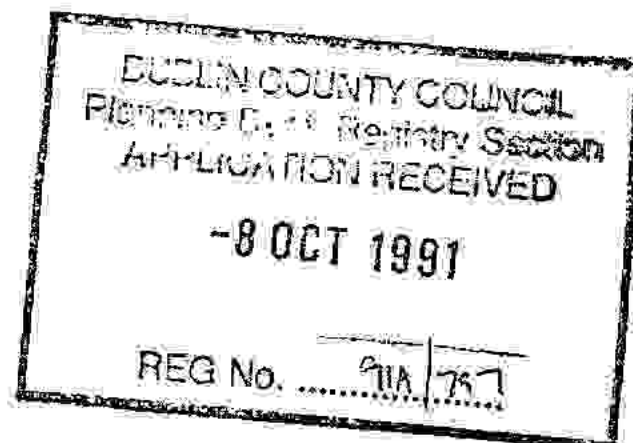
This is to certify that the design / analysis of structural elements
only contained in pages 1 to 7 of engineer's notes dated 3rd. Oct. 1991,
conforms to good building practice and relevant Codes of Practice.

This certificate does not apply to any existing construction.
For any later performance certificate the engineer should be alerted in
good time so that the desired inspections may be made by the undersigned
as works progress.

Signed

Tadhg Walshe

Tadhg Walshe.



P. 1 of 8

Date: 3rd Oct. 1991
REG NO. 91A/797
OCT 1991
Telephone: 01 - 589142

re: New shop front and extension to rear of Premises at
9 Main Street, Lucan for MR. Jim Stagg
(Refer to Architect's Drawings and read in conjunction)

B.B.L. Reg. Ref: 91A/797 / Additional Information

Note: See Dublin Co. Co. letter of 9/8/1991 PC/CO'B

1. Proposal for disposal of surface water is contained
on Page 8 of these calculations

2. Structural calculations

The structural calculations here relate only to proposed:

- (a) Changes in existing front elevation wall
- (b) Changes in existing rear elevation wall
- (c) New flat roof of proposed single storey extension at the rear i.e. a typical timber roof joists is analysed

Loadings :- Dead loads : see Schedule of Weights of Building Materials B.S. 648

Imposed loads to BS 6399 Part 1

Wind loads to CP3 Chapter V Part 2

9 Main St., Lucan

Standards relating to the design of structural elements

Structural use of steelwork in building - Code of practice
for design BS 5950 Part 1 1985Structural use of timber - Code of practice for
design BS 5268 Part 2 1988Structural use of unreinforced masonry
BS 5628 Part 1 1978 or Irish counterpart.Self weight of slated roof, rafters, collars, felt, battens
and suspended ceiling of first floor = $1.5 \text{ kN/m}^2 \text{ max}$ Self weight of masonry rubble wall 600mm thick = $15 \text{ kN/m}^2 \text{ max}$ Self weight of suspended first floor (inclusive) = $1.2 \text{ kN/m}^2 \text{ max}$
(this floor is supported on the side walls)Ground floor shop front and roller shutter = $0.5 \text{ kN/m}^2 \text{ max}$ Maximum imposed load on roof (excluding wind) 0.75 kN/m^2

Maximum wind load on roof (load perpendicular to roof)

after applying coefficients is \times 1.00 kN/m^2 Ditto Wall \times 1.00 kN/m^2

9 Main St. Linear / Calculations / From elevation

Self weight of whole front elevation wall per metre run

$$\begin{array}{r} 2.5 \times 15 = 37.5 \\ 2.5 \times 0.5 = 1.25 \\ \hline 38.75 \text{ kN/m run of wall} \end{array}$$

Load from Roof

$$\begin{array}{r} 3.75 \times 1.5 = 5.625 \\ 3.75 \times 0.75 = 2.8125 \\ 3.75 \times 1.00 = 3.75 \\ \hline 12.1875 \text{ kN/m run of wall} \end{array}$$

Load from 1st floor ignore

Add extra for masonry wall and footings = 12 kN/m run

$$\Rightarrow 64 \text{ kN/m run}$$

$$\text{or } 64 \times 4.5 = 288 \text{ kN total load.}$$

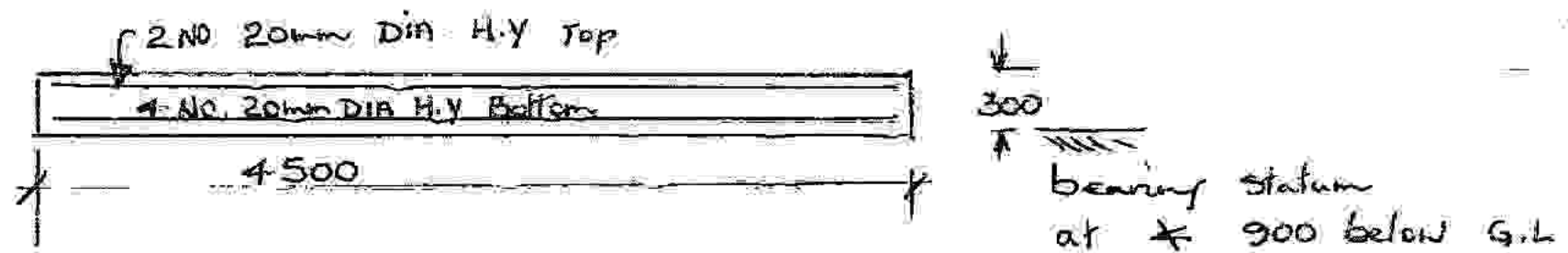
Permissible stress in foundations / bearing stratum
take as 100 kN/m^2

N.B. Note: This is subject to confirmation by Engineer
on opening up of foundations

Proposed: Strip foundation 900 mm wide \times 300 mm deep
R.C. - concrete footing at depth $\approx 900 \text{ mm}$.

9 Main St, Lucas / Calculations

Strip foundation to front and rear



1:50 Elevation of 900mm wide footing

Min cover to reinforcing of 50mm.

Concrete 30N 20 at 28 days.

IS 20

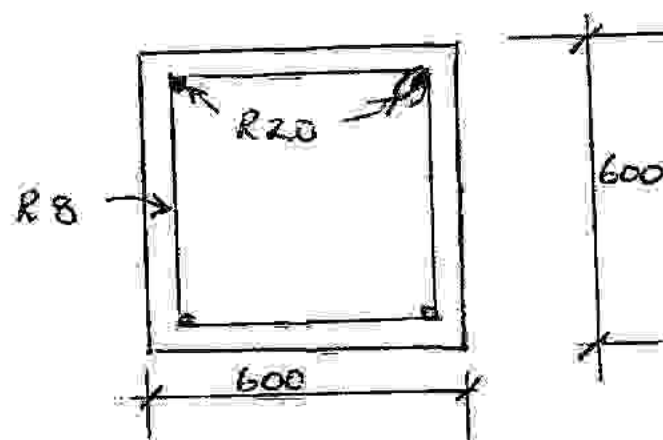
Solid block piers in 10 MPa strength using mortar designation (I) (see IS 325 Part 1 1986)

i.e. 1: 0 to 1/4 : 3 = Cement : Lime : Sand

Size 600 x 600 min size on plan - modular

Alternative piers - Reinforced concrete 600 x 600

with 4 R 20 and R 8 binders at 200



Use 30N 20 Concrete

Min. cover = 50mm

9. Main St., Luccan / Calculations

Structural Steel Girders at front and rear to span open.

Note: Structure must be properly pinned and supported before, during and after provision and incorporation of proposed support girders across front of building until permanent support work is completed and mature to take loadings.

Load per metre run $\dots 37.5$
 12.2

$$= 50 \text{ kN/m}$$

factored $\times 75 \text{ kN/m}$

$$\frac{wl^2}{8} = 143 \text{ kNm}$$

$$\frac{M}{I} = \frac{f}{j} = \frac{E}{R}$$

$$\frac{M}{f} = \frac{I}{j} = Z$$

$$f = 275 \text{ N/mm}^2$$

$$\frac{143 \cdot 10^6}{275} = 518522 \text{ mm}^3$$

$$\text{or } 518.5 \text{ cm}^3$$

proposed to use a pair of girders

$\therefore 2 \times 300$ each adequate

$\therefore 2 \text{ NO. } 254 \times 102 \times 25 \text{ Kg.}$

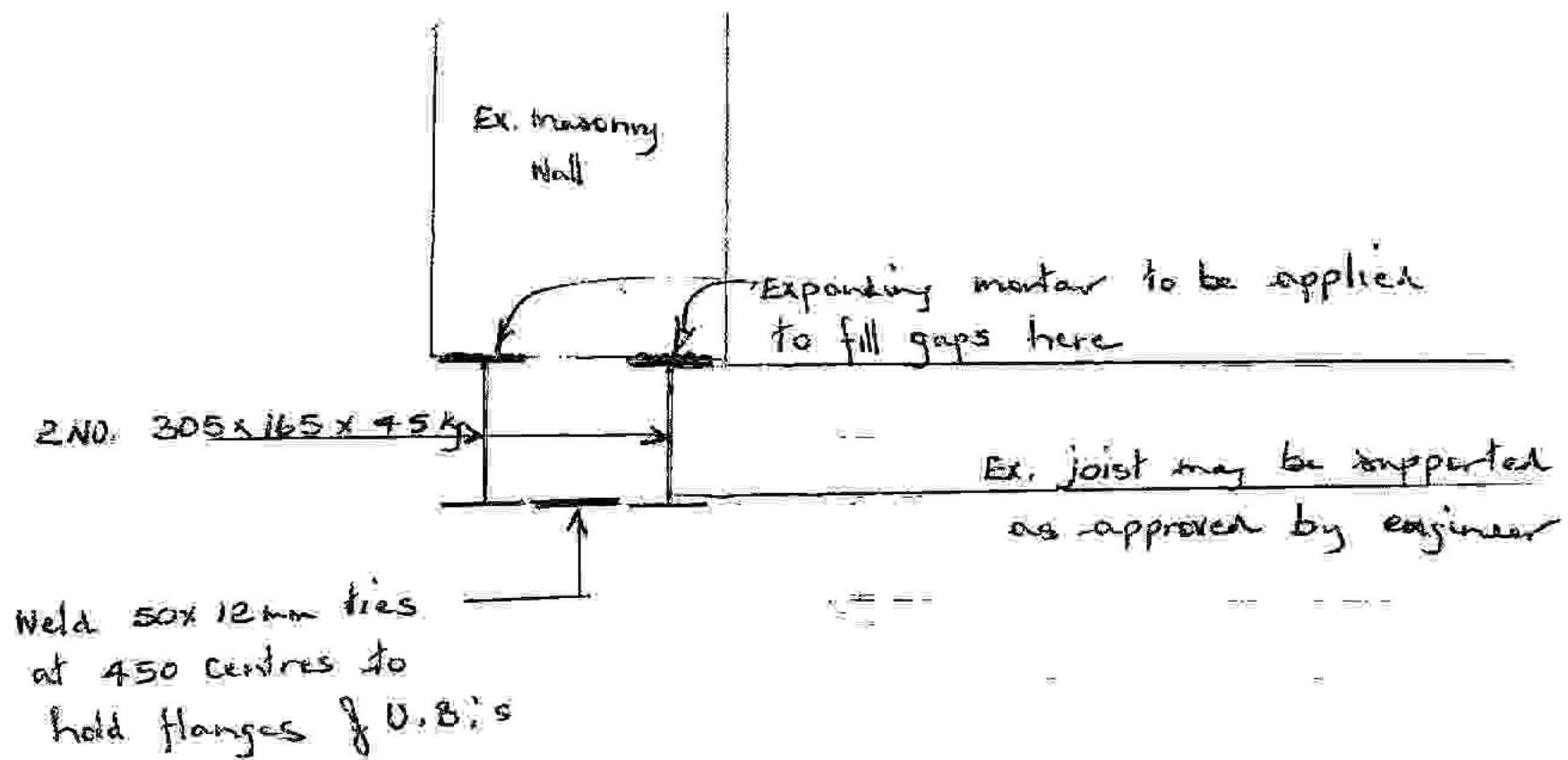
Allowing for roadside vibration etc it's proposed

to use 2 NO. $305 \times 165 \times 46 \text{ Kg.}$

Note: Ex. Joist under first floor to be supported off inner
 $305 \times 165 \times 46 \text{ Kg}$ proposed

9 Main St., Luccan / Calculations

Sketch showing approach for proposed girders spanning over in front and rear elevation walls



N.B. Engineer must be consulted before work is progressed so as to ensure compliance with design and design assumptions.

T. Walker

N.B. Adequacy of existing members or otherwise not considered here.

T. Walker

5/10/91

Calculations

Roof of proposed extension

Asphalt on plywood on furring pieces on

22.5 x 50 joists

- 10mm plasterboard skinned
and insulation- allow for 1.5 kN/m² live loadingDesign loading kN/m²

Dead = 0.75

Imposed = 1.5

2.25

Try 'strength-class' SC3 see BS 5268 Part 2

Uniformly distributed load per metre run on joist is

$$f = 2.25 \times 0.5 = 1.125 \text{ kN/m}$$

Strength:

$$\text{B.M. } M = \frac{f l^2}{8} = \frac{1.125 \cdot 10^3 \cdot 4.5^2 \cdot 10^3}{8}$$

$$= 2.8476 \cdot 10^6$$

$$\text{Section Modulus Required } Z = \frac{M}{\sigma_{m, adm}}$$

$$= \frac{2.8476 \cdot 10^6}{6.02} = 473 \cdot 10^3$$

- Use 75 x 200 \Rightarrow 500 $\cdot 10^3$ modulus
of section

Or reduce weight of roof

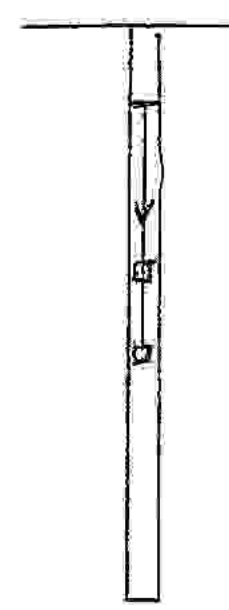
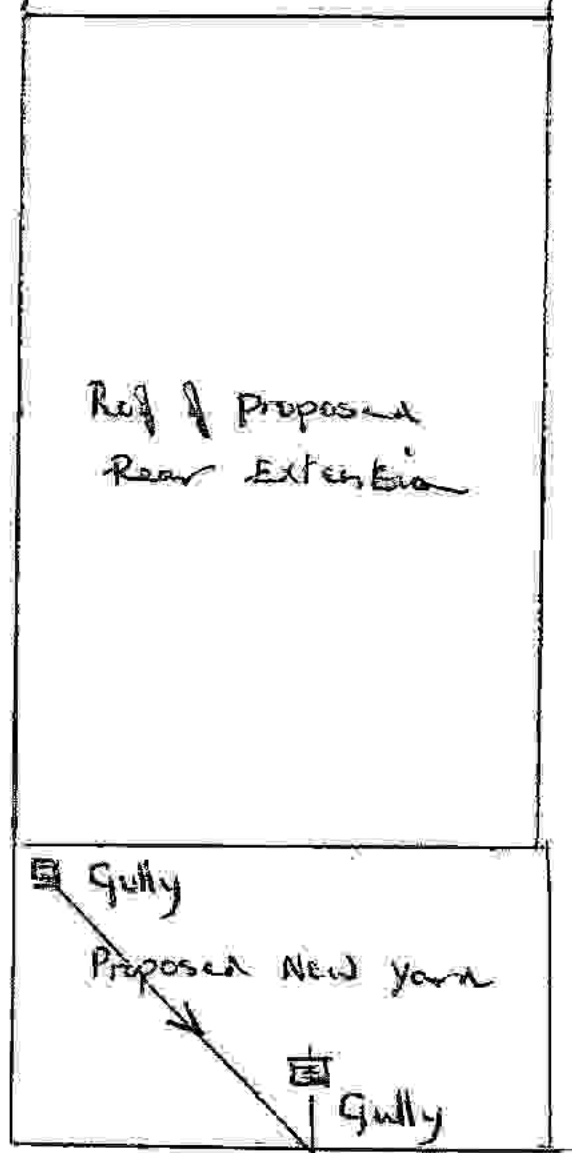
Disposal of Surface Water

All surface water collected arising from the proposed new works must not be allowed entry to the existing combined public sewer but must be collected separately and disposed of separately.

Here we are only concerned with the extension at the rear. The area of rain water catchment is equal to:

$$5m \times 11m = 55m^2$$

= the combined area of roof + yard
(Ex. house here)



To soak pits 2 NO pits of 1200 x 1200 x 1200 mm filled with crushed rock (75mm clear) covered with 1000 gauge 'visqueen' covered with sand and soil

Mr. Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines,
Dublin 18.

Reg. Ref. 91A-0797

12 July 1991

Re: Proposed new shop-front and extension to rear of 9,
Main Street, Lucan for J. Stagg.

Dear Sir,

With reference to your planning application, received here on 17th May, 1991, in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The applicant states that the existing premises at No. 9, Main Street was previously used as a Turf Accountants Office (ground floor) and for storage purposes (first floor). The applicant is requested to clarify when such use(s) commenced and ceased.
2. Lodged plans indicate that the ground floor of the existing premises is to be used as a shop. The first floor is to be used for storage. The applicant is requested to clarify whether planning permission was ever sought or granted for such uses. If not the applicant is requested to submit details of a revised public notice as follows:

"Dublin County Council - Planning permission sought for change of use to shop (ground floor) and storage (first floor), new shop front and extension to the rear for use as work shop at No. 9, Main Street, Lucan, Co. Dublin for J. Stagg."
3. The applicant is requested to submit a block plan of scale 1:500 which identifies the proposed car parking layout to the rear of the site.

(Continued)

(Continued)

4. The applicant proposes to provide access to the car parking area to the rear of the site via a narrow laneway off Main Street. Lodged plans indicate that the applicant has a right of way over this laneway. The applicant is requested to submit documentary evidence of his right of way over this laneway.
5. Lodged plans provide for the erection of a new shop front at No. 9, Main Street. This is considered to be over elaborate having regard to the scale of the existing building and its location in the Lucan Conservation Area.

The applicant is requested to submit details of a revised shop front of simpler design and which is flush with the facade of the existing building. In particular the window box at first floor level should be omitted. The proposed shutter box should be incorporated inside the facade and any shuttering proposed should be located inside the line of the glazing. Open grill or see through shuttering should be used. The applicant is advised to consult with the Planning Authority before submitting revised designs.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

J. de Bauriedel
for Principal Officer.

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



Bloc 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/0797

Date : 17th May 1991

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

Dear sir/Madam,

DEVELOPMENT : New shop front and extension to rear

LOCATION : rear of 9 Main Street, Lucan

APPLICANT : J. Stagg

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 17th May 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Jonathan Huet,
Springfield,
Glenamuck Road,
Carrickmines,
Dublin 18

Dublin County Council
Comhairle Chontae Átha Cliath



FEE PAID **£103** 17/5
RECEIPT NO. **N 39639**
Application Form /
Bye - Law Application Form

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 9 MAIN STREET **BYE LAW APPL**
(If none, give description sufficient to identify) LUCAN CO DUBLIN **REC # 126**

3. Name of applicant (Principal not Agent) MR. JAMES STAGG **N 39514**
Address 12 MAIN STREET LUCAN CO DUBLIN Tel. No. 6783022

4. Name and address of person or firm responsible for preparation of drawings JONATHAN HUET
SPRINGFIELD GLENAMUCK ROAD CARRICKMINES DUBLIN 18 Tel. No. 953709

5. Name and address to which notifications should be sent JONATHAN HUET
SPRINGFIELD GLENAMUCK ROAD CARRICKMINES DUBLIN 18

6. Brief description of proposed development PROVISION OF SHOP FRONT + EXTENSION TO REAR OF BUILDING

7. Method of drainage EXISTING TOILET DRAINS 8. Source of Water Supply EXISTING SUPPLY

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 TURF ACC GROUND FLOOR & STORAGE 1ST FLOOR

(b) Proposed use of each floor CYCLE SHOP 1ST FLOOR STORAGE

Sunday

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

July

11. (a) Area of Site 248 sqm Sq. m.

12/5/91

(b) Floor area of proposed development 120 sqm Sq. m.

(c) Floor area of buildings proposed to be retained within site 84 sqm Sq. m.

COUNTY DUBLIN
Permission sought for
new shop-front and
extension to rear of
9 Main St. Lucan

12. State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) OWNER 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 AS FAR AS POSSIBLE GIVEN PROPOSURE IS CONVERSION OF EXISTING BUILDING
Signed: J. Stagg

15. List of documents enclosed with application. 4 (3) COPIES OF DRAWINGS

CHEQUE

NEWSPAPER ADVERTISEMENT

16. Gross floor space of proposed development (See back) 120 sqm (36 sqm of new developments) sq. m.

No of dwellings proposed (if any) NONE Class(es) of Development 4/C

Fee Payable £ 229 - Basis of Calculation 36 sqm x 1.75 + 36 x 3.50 + 40 -

Signature of Applicant (or his Agent) [Signature] Date 8/5/91

Application Type P/BPL FOR OFFICE USE ONLY 17/5

Register Reference 91A/0797

Amount Received £ 17-6

Receipt No 17-6

Date

RECEIVED
17 MAY 1990

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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, Ln. 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 licensing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

BUILDING BYE-LAW APPLICATIONS

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 ² (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 ² 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 ² (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.

COMHAIRLE CHONTAE ÁTHA CLIATH

PAID DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

BYE LAW APPLICATION.

REC. No. N 39314

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£126.00

Received this 17th day of May 1991

from James Stagg
12 Main St.
Lucan

the sum of one hundred and twenty six Pounds

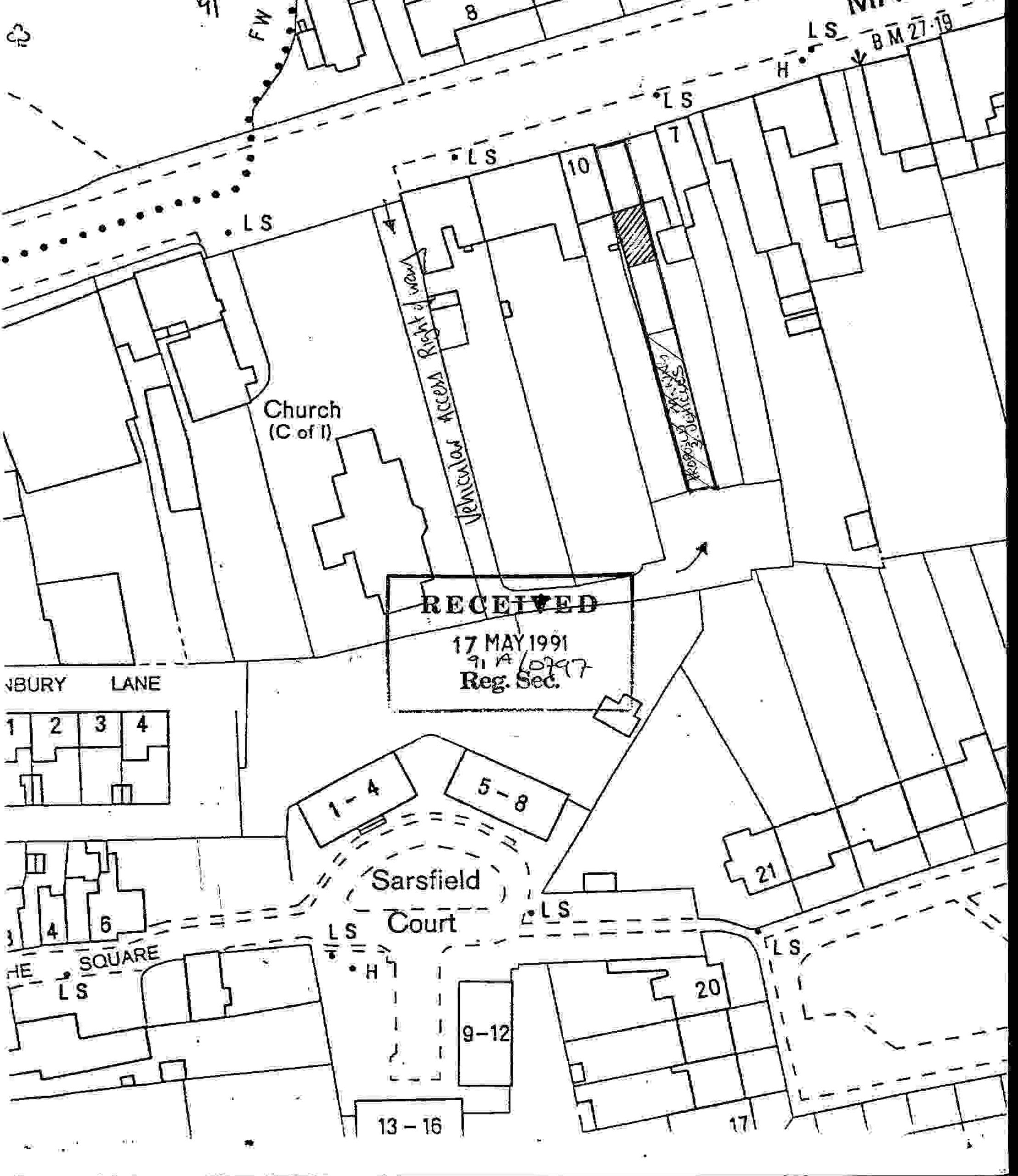
Pence, being

bye-law application at 9 Main St.

Noelene Deane Cashier

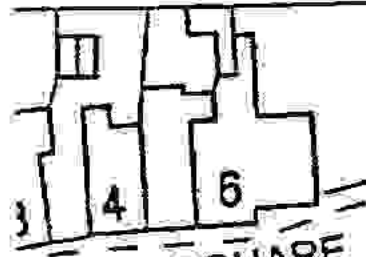
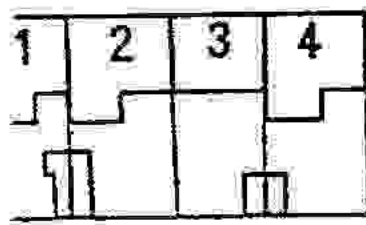
S. CAREY Principal Officer

PROPOSED PARKING FOR
SHOP 9 MAIN STREET
LUCAN
FOR MR J. Stagg
Des. By J. HUET DP ARCH



RECEIVED
17 MAY 1991
91 A/0797
Reg. Sec.

NBURY LANE



THE SQUARE



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