



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/1043

Date : 28th June 1991

Dear Sir/Madam,

Development : change of use from residential to office

LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Date Recd : 24th June 1991

Your application in relation to the above was submitted with a fee of £379.75 .

On examination of the plans submitted it would appear that the appropriate amount should be £418.25 .

I should be obliged if you would submit the balance of £38.50 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

.....
for PRINCIPAL OFFICER

Fionnuala Rogerson, Architects,
Ardfona House,
Lower Churchtown Road,
Dublin 14.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1958 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

EG. REF.: 91A/1043

DATE REF.:

SERVICES INVOLVED: WATER, POUL. SEWER, SURFACE WATER

REA OF SITE:

LOOR AREA OF PRESENT PROPOSAL: 2573 FT²

DRAWN BY:

CHECKED BY:

STAGE OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDER NO. BY DATE

ENTERED IN CONTRIBUTIONS REGISTER:

J.Y.
27/6/91.

ENVIRONMENT CONTROL ASSISTANT GRADE

STO:
$$\frac{2573 \times 750}{1000}$$

≈ 1929.75

Day 2 1930

MR 20/8/91

Register Reference : 91A/1043

Date : 1st July 1991

Development : Change of use from residential to office

LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 24th June 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

for PRINCIPAL OFFICER

The proposal is acceptable subject to

- ① Compliance with Office Premises Act 1958 and regulations made thereunder.
- ② Suitable means of ventilation being provided in the sanitary accommodation and lobbies leading thereto.

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

30/8/91.



DUBLIN COUNTY COUNCIL
28 AUG 1991
ENVIRONMENTAL HEALTH
OFFICERS

Register Reference : 91A/1043

Date : 1st July 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date **04.09.91**
Time **9.30**

ENDORSED _____

DATE _____

WATER SUPPLY

to be metered at applicants expense.
Water available.
A-T- 15/7/91

B.W.K. 18/7/91

ENDORSED _____

DATE _____

Mearns 22/8/91

DUBLIN COUNTY COUNCIL
28 AUG 1991
ENVIRONMENTAL HEALTH
OFFICERS

Mary Galvin.

Register Reference : 91A/1043

Date : 1st July 1991

Development : Change of use from residential to office

LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 24th June 1991

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

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 04.09.91
 Time 9.30

Yours faithfully,
Paul Galvin
 for PRINCIPAL OFFICER

The proposal is acceptable subject to
 ① Compliance with Office Premises Act 1958 and regulations made thereunder.
 ② Suitable means of ventilation being provided in the sanitary accommodation and lobbies leading thereto.

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

20/8/91.

DUBLIN COUNTY COUNCIL
23 AUG 1991
ENVIRONMENTAL HEALTH

SS + EHO

Register Reference : 91A/1043

Date : 1st July 1991

Development : Change of use from residential to office

LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 24th June 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 04.09.91
Time 9.30

yours faithfully,

[Signature]
DUBLIN Co. COUNCIL
SANITARY SERVICES
FOR PRINCIPAL OFFICER
27 AUG 1991
Returned *[Signature]*

DUBLIN Co. COUNCIL
3 JUL 1991
SAN SER

Date received in Sanitary Services 3 JUL 1991

FOUL SEWER

Available - existing system subject to the removal of surface water from the Foul Sewer system.

SURFACE WATER

Applicant indicates a combined system of drainage. This is not acceptable. Applicant must submit an acceptable proposal for the separate disposal of surface water. A proposal for the use of soak pits should be referred to the B.B.L Dept. It is noted that the R. Riffey is close by.

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
45/49 UPPER O'CONNELL STREET,
DUBLIN 1

DUBLIN COUNTY COUNCIL
28 AUG 1991
ENVIRONMENTAL HEALTH
OFFICERS

J. Rice
21/8/91

Mary Galvin.

DUBLIN COUNTY COUNCIL

PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1043

Date : 25th June 1991

Development : Change of use from residential to office

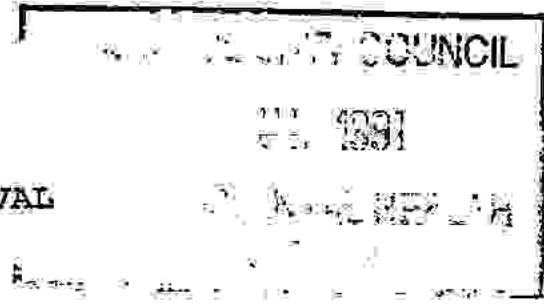
LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning officer :

Date Recd. : 24th June 1991



Attached is a copy of the application for the above development. Please ensure that your report is received within 5 weeks from 24th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

The proposal is acceptable subject to.

- ① Compliance with Office Premises Act 1958 and regulations made thereunder.
- ② Suitable means of ventilation - must be provided in the sanitary accommodation and lobbies leading thereto.



for John O'Reilly SENIO
12/7/91

m.g.

ⓐ

SS + EHO

Register Reference : 91A/1043

Date : 1st July 1991

Development : Change of use from residential to office

LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer : M.GALVIN

Date Recd. : 24th June 1991

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

PLANNING DEPT.
DEVELOPMENT CONTROL SECT.
Date... 27.08.91
Time... 4.30

Yours faithfully,

[Signature]

DUBLIN Co. COUNCIL
Date received in sanitary services - 3 JUL 1991
SAN SER

SANITARY SERVICES
for PRINCIPAL OFFICER
27 AUG 1991
Returned *[Signature]*

Date received in sanitary services

FOUL SEWER

Available - existing system subject to the removal of surface water from the foul sewer system.

SURFACE WATER

Applicant indicates a combined system of drainage. This is not acceptable. Applicant must submit an acceptable proposal for the separate disposal of surface water. A proposal for the use of soak pits should be referred to the B.B.L Dept. It is noted that the R. Liffey is close by.

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

J. Liffey
21/8/91

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
 Date 27.08.91
 Time 4.30

Register Reference : 91A/1043

Date : 1st July 1991

.....
 ENDORSED _____ DATE _____

WATER SUPPLY to be metered at applicants expense.
Water available.

A-T-B 15/7/91

B.W.K 13/7/91

.....
 ENDORSED Meun DATE 22/8/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of No. 6 The Mall, Lucan, from residential to office, for Lucan Weir Holdings.

Fionnuala Rogerson, Architects,
Ardtona House,
Lower Churchtown Road,
Dublin 14.

Reg. Ref. 91A/1043
Appl. Rec'd: 24/6/91
Floor Area: 217sq. m.
Site Area: c.1,630sq.m.
Zoning: "C1"

CONTRIBUTION:
Standard: 21930
Roads:
S. Sers:
Open Space:
Other:
SECURITY:
Bond / C.I.F.:

Cash:

Handwritten initials

Report of the Dublin Planning Officer, dated 15 August 1991

This is an application for PERMISSION for change of use from residential to offices at No. 6, The Mall, Lucan, for Lucan Weir View Holdings.

The proposed site which has a stated area of 1630sq. metres is located to the north of Main Street, in an area zoned 'C1' - "to protect and/or improve local/neighbourhood centre facilities" in the County Development Plan, 1983. It is also located within the Lucan Conservation area. Existing building on site is a 2-storey over basement house of floor area 217sq. metres. It forms part of a terrace of 8 such houses which are proposed to be listed (List 2) in the Dublin County Development Plan Review.

The existing house is stated to be in residential use (although now vacant).

The proposed site is surrounded by existing wall and hedge at the Main Street frontage. It extends some 60 metres from the rear building line to close to the banks of the River Liffey at the Liffey Weir. *The rear garden area is currently in use as a garden only*

Access to the rear of the site from Main Street is available via a laneway under the archway between Nos. 4 and 5, The Mall and across the rear of the adjoining site no 5. The adjoining premises Nos. 4 and 5 are indicated on Drawings as being within the control of the applicants, Weir View Holdings. It is presumed a right-of-way exists at this location.

There is no reference on the Planning Register of any previous planning applications at the proposed site. There have been a number of planning applications in respect of adjoining premises.

Reg. Ref. SA.493 refers to a grant of planning permission for change of floor plan and layout for restaurant at No. 4 the Mall, (1979).

Reg. Ref. 86A.422 refers to a grant of planning permission for a take-away at 4 The Mall.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of No. 6 The Mall, Lucan, from residential to office, for Lucan Weir Holdings.

Reg. Ref. 89A.1332 refers to a grant of planning permission for a new shopfront at Medical Hall, at No. 1 The Mall.

Reg. Ref. 91A.1003 refers to a recent application for an office extension at No. 3, The Mall.

The current application provides for the conversion of the entire house for use as offices. No alterations to the front facade are proposed. Minor alterations are proposed to the rear i.e. replacing a small window with an attractive arch shaped georgian window.

The proposed change of use to offices is acceptable in principle at this location given the commercial or 'C1' zoning and the fact that there is an existing mix of commercial uses at nearby properties at The Mall and also opposite on Main Street.

No details are submitted regarding car parking (some 9 spaces are required to meet Development Plan Standards).

It is noted in original grant of permission for no. 4, under Reg. Ref. No. SA.493, the applicants identified some 18 no. car spaces to serve the development. The remainder of this site (no. 4) was indicated as Orchard and Garden but has been hard surfaced since then. It is possible that the applicants intend using this area. This matter can be clarified by condition.

In any event the proposed site is sufficiently large and the necessary car parking can be accommodated to the rear without prejudicing possible future proposals for the development of the backland area between the Mall and the River Liffey.

Forward Planning Report states that as the site is located in the Conservation Area it would be important that conditions are attached concerning signage, (only modest brass plates on either the front elevation of garden walls). In addition, the front garden walls and pedestrian access should be retained. Report also notes that it is an objective of the County Development Plan to provide public pedestrian access from Main Street to the Liffey Weir. While there is a gateway from the site to the lands adjoining the River Bank, the report states that such a public right-of-way would be more appropriately located either to the west of No. 8 The Mall or adjoining the Cinema Site.

Contd/.....

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of No. 6 The Mall, Lucan, from residential to office, for Lucan Weir Holdings.

The proposed development for change of use to Offices is consistent with the zoning objective for this area. No elevational changes are proposed, (other than minor window alterations to the rear), so the proposed development will not detract from the streetscape at this location. The matters regarding car parking can be conditioned.

I recommend that a decision to Grant Permission be made under the Local Government (Planning and Development) Acts, 1963-1990, subject to the following (9) conditions:-

MS (MG/CM)

Contd/.....

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 (9) conditions set out above is hereby made.

Dated: 21 August, 1991.


APPROVED OFFICER.

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 6th August, 1991.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of No. 6 The Mall, Lucan, from residential to office, for Lucan Weir Holdings.

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, 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 the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the Sanitary Services Department.</p>	<p>3. In order to comply with the requirements of the Sanitary Services Department.</p>
<p>4. That the requirements of the Chief Fire Officer be ascertained and strictly adhered to in the development.</p>	<p>4. In the interest of safety and the avoidance of fire hazard.</p>
<p>5. That the requirements of the Supervising Environmental Health Officer be ascertained and strictly adhered to in the development.</p>	<p>5. In the interest of health.</p>
<p>6. That off-street car parking be provided on site to cater for the proposed development in accordance with Development Plan Standards, (9 no. spaces). The precise location of these spaces to be fully discussed and agreed with the Planning Authority and the proposed parking area be hardsurfaced and marked out on site prior to the occupation of the offices. A permanent vehicular access to this car parking area be provided from Main Street through adjoining sites no. 4 (and 5 if necessary). The precise location of this vehicular access to be agreed with the Planning Authority prior to the occupation of the offices.</p>	<p>6. In the interest of orderly development and so as not to prejudice any future backland development to the rear of Nos. 1-8 The Mall.</p>

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Proposed change of use of No. 6 The Mall, Lucan, from residential to office, for Lucan Weir Holdings.

CONDITIONS

REASONS FOR CONDITIONS

7. That no signage, including those which are exempted development be erected without the prior approval of the Planning Authority.

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

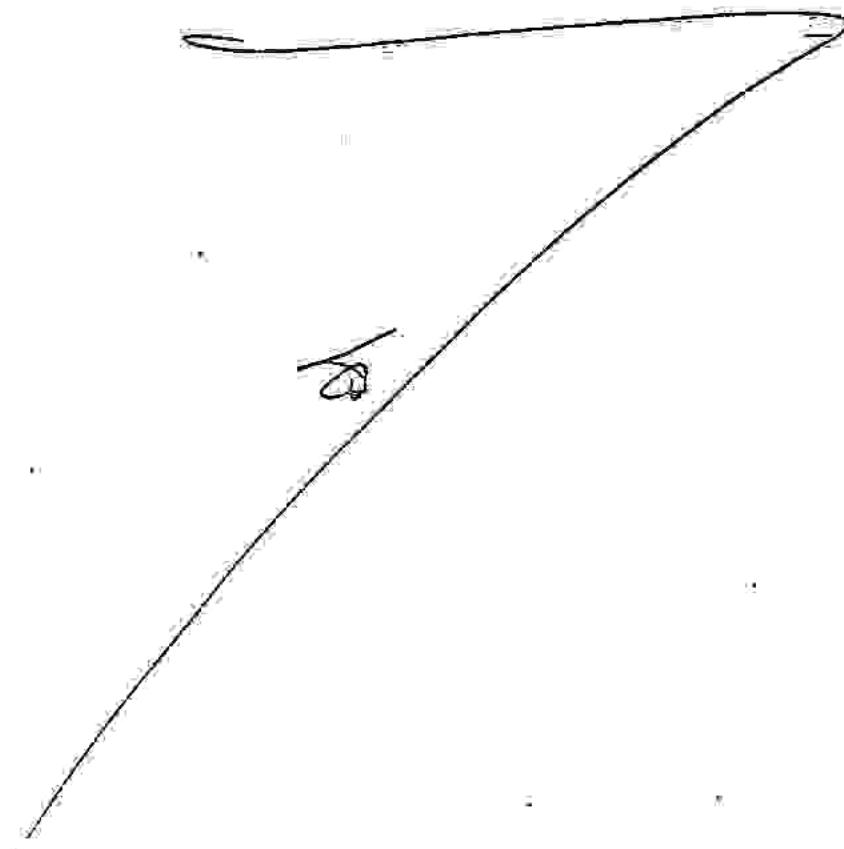
8. That the existing garden walls and pedestrian access to the front of the proposed site be retained. ~~The existing grassed garden area is to be retained. Alternatively this area may be landscaped with 100mm gravel.~~ The existing garden area is to be grassed. Alternatively this area may be hard surfaced with loose pea gravel.

8. In the interest of visual amenity.

9. That a financial contribution in the sum of £1,930. be paid by the proposer to Dublin County Council towards the cost of provision of public services in the area of the proposed development and which will facilitate the development; this contribution to be paid prior to the commencement of development on site.

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

W.D.



May Gals.

DUBLIN COUNTY COUNCIL
PLANNING AND BUILDING CONTROL DEPARTMENT

Senior Environmental Health Officer,
33 Gardiner Place.

Register Reference : 91A/1043

Date : 25th June 1991

Development : Change of use from residential to office

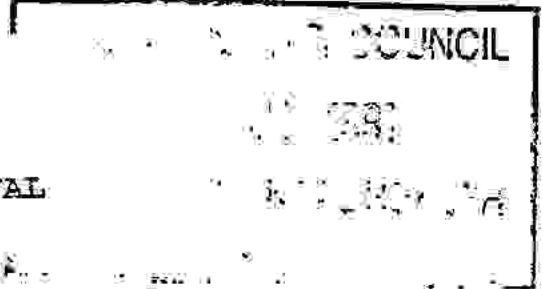
LOCATION : No. 6 The Mall, Lucan

Applicant : Lucan Weir Holdings

App. Type : PERMISSION/BUILDING BYE-LAW APPROVAL

Planning Officer :

Date Recd. : 24th June 1991



Attached is a copy of the application for the above development .Please ensure that your report is received within 5 weeks from 24th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

The proposal is acceptable subject to
① Compliance with Office Premises Act 1958 and regulations made thereunder.
② Suitable means of ventilation - must be provided in the sanitary accommodation and lobbies leading thereto.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date... 23.07.91
Time... 2.50

Sta Devine
for John O'Reilly SE110
12/7/91.

PLANNING DEPARTMENT
DUBLIN COUNTY COUNCIL
IRISH LIFE CENTRE

16th July 1991

~~Handwritten signature~~
J. Bird,
A/Senior Planner.

Handwritten signature
18/7/91

FORWARD PLAN REPORT

RE: CHANGE OF USE FROM RESIDENTIAL TO OFFICE.

LOCATION: No. 6 The Mall, Lucan.

LODGED: 24 June 1991

R.E.F.: 91A/1043

ZONING: 1983: C. Neighbourhood Centre; Conservation Area.
1991 proposed Draft: C2, To protect and enhance
the special physical and social characteristics of
town and village centres.

PROPOSAL

The permission sought is for a change of use from residential to office. Under the zoning neighbourhood offices are a permitted use. The existing terrace has mixed uses - shops, offices, restaurant, vacant. There are no specific car parking proposals indicated and this matter would need to be clarified.

Conservation Area

As the site is located in the Conservation Area, it would be important that conditions are attached re signage i.e. modest brass plates only, either on the front elevation wall or on the front garden wall would be acceptable. No other signs should be allowed. The front garden walls and pedestrian access should be retained as residential, and the front garden, either carried out in pea-gravel or lawned.

Lucan/Liffey Weir

It is an objective in the 1983 Dublin County Development Plan (paragraph 5.7.40) to provide a public pedestrian access from Main Street, Lucan to the Liffey Weir.

The site indicated on the lodged plans does not include the bank of the River Liffey, but stops at the rear garden wall. It was noted that a pedestrian gateway does exist between the now rear garden Nos. 5 and 6 and the river bank. However it is felt that if a public right-of-way is to be provided, that a location, either to the west of No. 8 The Mall or to the east of the existing *CINEMA* would be more appropriate, for security reasons, and to ensure that the future potential development of these back lands are not prejudiced.

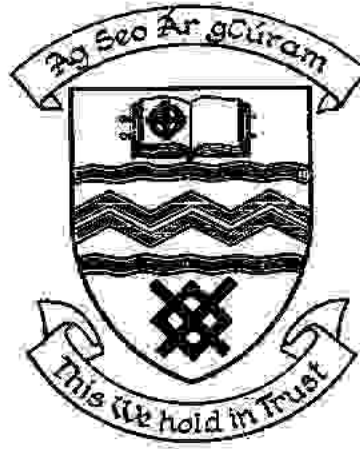
Accordingly from a forward plan point of view the major consideration would be to ensure that the streetscape of The Mall remains uncluttered with signs, that the existing front boundary wall and garden are retained and that any signage is modest and in scale (preferably brass plates) & is not visually obtrusive.

G. Mckeown

G. MCKEOWN,
SENIOR EXECUTIVE PLANNER.

Adequate garden retained to No. 5 ?
Boundary to river ?

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Telefon: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

BUILDING CONTROL SECTION
BUILDING BYE LAWS

APPROVAL NOTICE

Application received: 24th June, 1991.
Applicant: Lucan Weir Holdings.
Submitted by: Fionnuala Rogerson, Ardtona House, Lr.
Churchtown Road, Dublin 14.
Reg. No.: 91A/1043
Order No.: BBL/2633/91
Proposal: Change of use from residential to
office.
Location: No. 6, The Mall, Lucan, Co. Dublin.

Notice is hereby given that the Council has approved the plans submitted by you for the work described above subject to the following conditions:

- (1) That the applicant submits the statutory notice of commencement and completion of work in accordance with Bye Law no's 114 and 117. Premises should not be occupied until the requirements of these Bye Laws have been fulfilled.
- (2) The applicant must comply with the requirements of the Chief Fire Officer where applicable.

Note A The Chief Fire Officer's requirements include the provisions of Parts, N,P,Q and R of the Proposed Building Regulations issued by the Department of the Environment.

Note B The Applicant is advised to comply with the provisions of the Proposed Building Regulations issued by the Department of the Environment.

- (3) That surface water is disposed of to a surface water drain or to a sump and not to the foul drainage system.
- (4) That the office premises Act 1958 and regulations made thereunder are complied with.

- (5) That a suitable means of ventilation is provided in the sanitary accommodation and lobbies leading thereto.

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE EXTRACT FROM BUILDING BYE LAW APPROVAL DATED *SEPTEMBER 1991*

G. McManus

for SENIOR ADMINISTRATIVE OFFICER.

Important

- (1) It is illegal to proceed with the approved work until permission or exemption under the Local Government (Planning & Development) Acts has been obtained.
- (2) At least two clear days notice in writing must be given to the Building Control Section,
 - (a) of the date on which execution of the work will be commenced.
 - (b) before proceeding with the covering up of any drain or the filling in any foundation.
- (3) Any liability or consequential loss arising from the omission or misrepresentation of existing services, which affect the site, on the lodged plans is the responsibility of the applicant.

Date

28th April 1995

G. McManus
for Senior Administrative Officer

N.B. Inspection forms are attached for completion and return to Senior Engineer, Dublin County Council, Building Control Section, Block 2, Irish Life Centre, Lr. Abbey Street, Dublin 1, when the work reaches the stage set out in the relevant forms, not less than 2 clear days before the inspection is to be made. Where appropriate, Architects should pass inspection forms to Builders.

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: Fionnuala Rogerson, Archs.,
Ardtona House,
Lower Churchtown Road,
Dublin 14.

Decision Order P/3860/91 - 21.08.1991
Number and Date

Register Reference No. 91A/1043

Planning Control No. 24.06.1991

Application Received on

Applicant: Lucan Weir Holdings.

Floor Area: 217 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/ for change of use of No. 6 The Mall, Lucan from residential to office.

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, 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 the water supply and drainage arrangements, including the disposal of surface water be in accordance with the requirements of the Sanitary Services Department.	3. In order to comply with the requirements of the Sanitary Services Department.
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

[Signature]
For Principal Officer
21st August, 1991.

Date

IMPORTANT: Turn overleaf for further information

CONDITIONS	REASONS FOR CONDITIONS
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 off-street car parking be provided on site to cater for the proposed development in accordance with Development Plan Standards, (9 no. spaces). The precise location of these spaces to be fully discussed and agreed in writing with the Planning Authority and the proposed parking area be hardsurfaced and marked out on site prior to the occupation of the offices. A permanent vehicular access to this car parking area be provided from Main Street through adjoining sites no. 4 (and 5 if necessary). The precise location of this vehicular access to be agreed with the Planning Authority prior to the occupation of the offices.	6. In the interest of orderly development and so as not to prejudice any future backland development to the rear of Nos. 1-8 The Mall.
7. That no signage, including those which are exempted development be erected without the prior approval of the Planning Authority.	7. In the interest of the proper planning and development of the area.
8. That the existing garden walls and pedestrian access to the front of the proposed site be retained. The existing grassed garden area is to be grassed. Alternatively this area may be hardsurfaced with loose PCA gravel.	8. In the interest of visual amenity.
9. That a financial contribution in the sum of £1,930. 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.	9. 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.

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.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL

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

TERMS of this receipt is not an
acknowledgement that the fee
tendered is the prescribed
fee.

CASH
CHEQUE ✓
M.O.
B.L.
I.T.

£38.50

Balance

Received this 9th day of July 1991

from Eileen M. Rogerson
12 Churchtown Rd,
D.14

the sum of thirty eight Pounds

fifty of fee on 91A/1043 Pence, being balance

Maeleen Deane Cashier

S. CAREY
Principal Officer
Class 4



**FIONNUALA ROGERSON
ARCHITECTS**

Architects and Planners

Principal Officer,
Dublin Co. Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Ardtona House
Lower Churchtown Road
Dublin 14 Ireland
Telephone (01) 984261
Fax (01) 987262

8th July, 1991.

RE: LUCAN WEIR HOLDINGS, NO. 6, THE MALL, LUCAN.
REG. REF. 91A/1043

09 JUL 91

Dear Sir,

We enclose a cheque for £38.50 being the balance due in connection with our application for Planning Permission and Bye-Law Approval for the above project as submitted on 11th June 1991.

Yours faithfully,

Fionnuala Rogerson

(M.G.)

ff. Fionnuala Rogerson.

38.50 (P)

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/1043

Date : 25th June 1991

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

Dear Sir/Madam,

DEVELOPMENT : Change of use from residential to office

LOCATION : No. 6 The Mall, Lucan

APPLICANT : Lucan Weir Holdings

APP. TYPE : PERMISSION/BUILDING BYE-LAW APPROVAL

With reference to above, I acknowledge receipt of your application received on 24th June 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Fionnuala Rogerson, Architects,
Ardtona House,
Lower Churchtown Road,
Dublin 14.

COMHAIRLE CHONTAE ÁTHA CLIATH
(DUBLIN COUNTY COUNCIL)

PLANNING 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 continuance of uses.

2. Postal address of Site or Building 6 The Mall, Lucan, Co. Dublin
(if none, give description sufficient to identify)

3. Name of applicant (Principal not Agent) Lucan Weir Holdings
Address 4 The Mall, Lucan Tel. No. _____

4. Name and address of Fionnuala Rogerson, Architects, Ardtona House
person or firm responsible Lower Churchtown Rd., Dublin 14. Tel. No. 984261
for preparation of drawings

5. Name and address to which Fionnuala Rogerson, Architects, Ardtona House
notifications should be sent Lower Churchtown Road, Dublin 14.

6. Brief description of Change of Use of 6 The Mall, Lucan from
proposed development residential to office.

7. In the case of any building or buildings to be retained on site, please state:

(a) Present use of each floor Residential.
or use when last used

(b) Proposed use of each floor Office.

8. Does the proposal involve demolition, partial demolition, or change of use of any habitable house or part thereof? Yes.

9. (a) Area of Site c. 1,630 Sq. m.
(b) Floor area of proposed development 217 Sq. m.
(c) Floor area of buildings proposed to be retained within site 217 Sq. m.

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

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

12. Please state the extent to which the Draft Building Regulations have been taken into account in your proposal:

13. List of documents enclosed with See covering letter.

app. **DUBLIN CO. COUNCIL**
permission sought for
change of use of No. 6 The
Mall, Lucan from residential
to office. Lucan Weir
Holdings.

24 JUN 91

14. Gross floor space of proposed development (See Back) 217 Sq. m.
No. of dwellings proposed (if any) _____ Class(es) of Development _____

Fee Payable £ 449.75 Basis of Calculation £70 B.B.L. Fee + £379.75 Planning Fee @
If a reduced fee is tendered details of previous relevant payment should be given £1.75 per m²

Signature of Applicant (or his Agent) Fionnuala Rogerson Date 11 June 1991

APPLICATION TYPE P. BBL FOR OFFICE USE ONLY

REGISTER REFERENCE 91A/1043

Amount Received £ 17-6

Receipt No. _____

DATE _____

2 24 4

4379.25 24/6
N 41328

EXE LAM APPLICATION
2/70 N 41703

Jack Press
14/6/91

COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL

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

- PAID BY
- CASH
- CHEQUE
- M.D.
- B.L.
- I.T.

[Empty box for Receipt Code]

N 41703

£ 70.00

24th

day of

June

1991

Received this

from Annuala Rogerson, architect

Ardara House, Co. Churchtown road, DK

the sum of seventy

Pounds

Pence, being

66 66 66

application at 6 The Mill, Leam

Michael O'Keefe

Cashier

[Signature]

S. CAREY
Principal Officer

Class
F

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY

DUBLIN COUNTY COUNCIL

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

At this receipt is not on
acknowledgement that the fee
tendered is the prescribed application
fee. N 41328

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

€ 379.75

Received this 24th day of June 1997

from Eamonn Rogerson, architect
Ardara House, 6 Churchtown road, D.14

the sum of three hundred and seventy nine Pounds

seventy five Pence, being for the planning
application at 6 The Mall, Lucan

Michael O'Keefe Cashier

S. CAREY
Principal Officer

(16/3) 4

JOHN MOYLAN & ASSOCIATES

Consulting Engineers

The Chief Planning Officer,
Dublin County Council,
Block 11,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

79 Merrion Square,
Dublin 2.

Telephone: (01) 615337/612475.
Facsimile: (01) 610255.

Your Ref:

V-33/JM

Our Ref:

28th May 1991

Re: 6, The Mall, Lucan, Co. Dublin.



Dear Sirs,

We wish to advise that we have been appointed civil and structural consulting engineers in connection with the above development.

We confirm that all works of a civil and structural content will be designed at this office in accordance with the relevant, updated, Irish and British Standards and Codes of Practice.

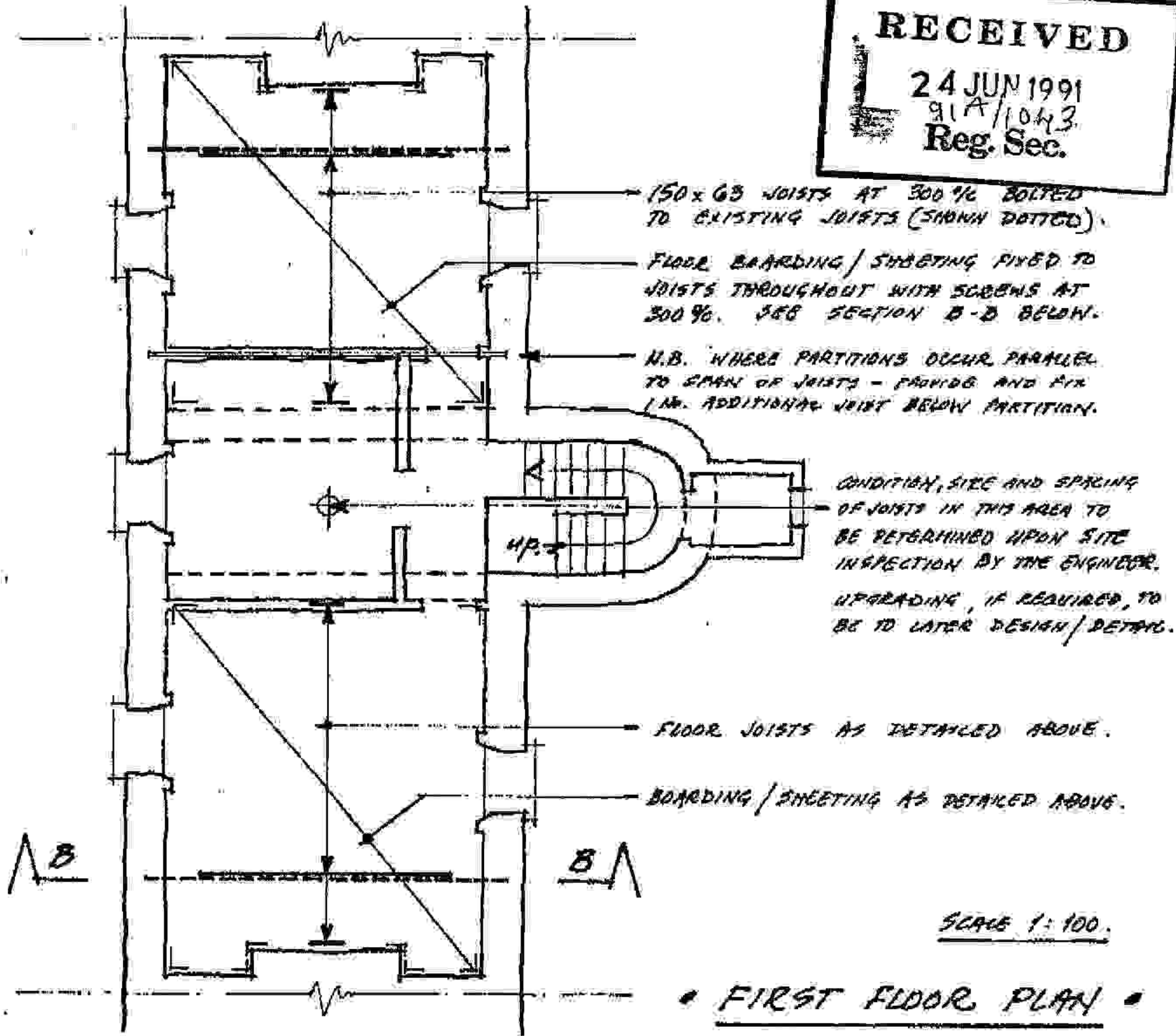
The structural works will be supervised by periodic visits to the site in the manner normal to consulting engineers. The frequency of such visits will depend on the apparent need for supervision as the job proceeds.

Yours faithfully,

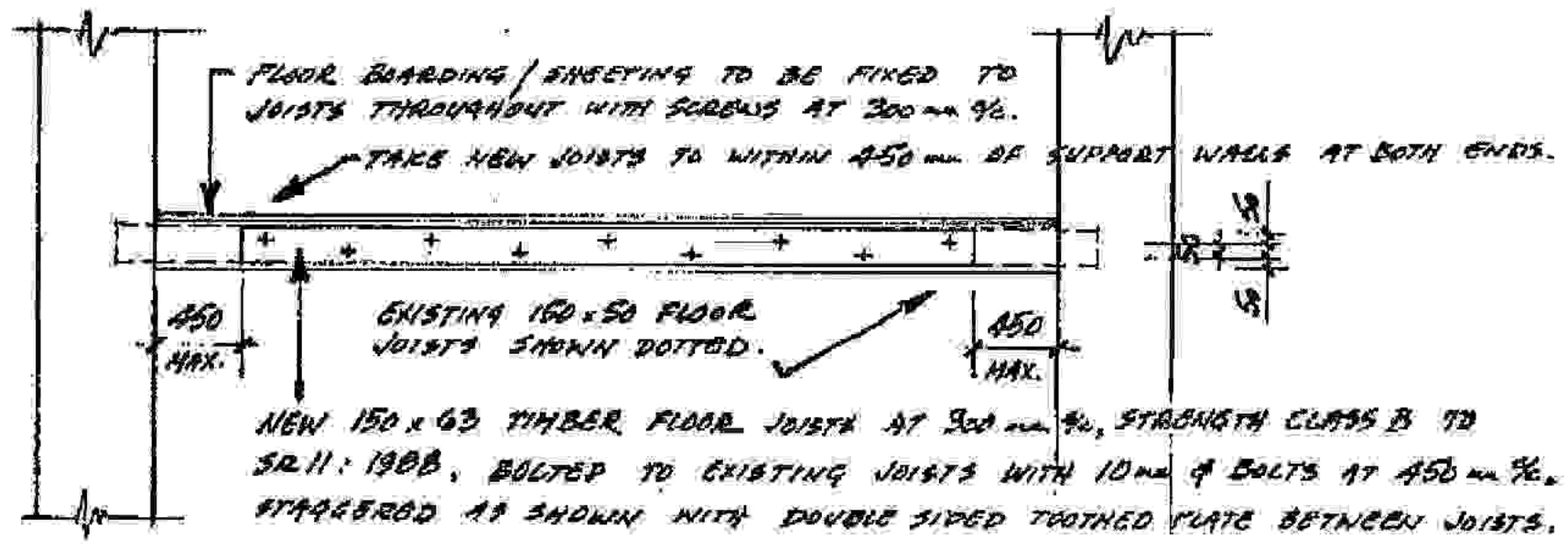
John Moylan

John Moylan
John Moylan & Associates.

RECEIVED
 24 JUN 1991
 91A/1043
 Reg. Sec.



• FIRST FLOOR PLAN •



• SECTION B-B • STRUCT. G.A. DETAILS . SCALE 1:50.

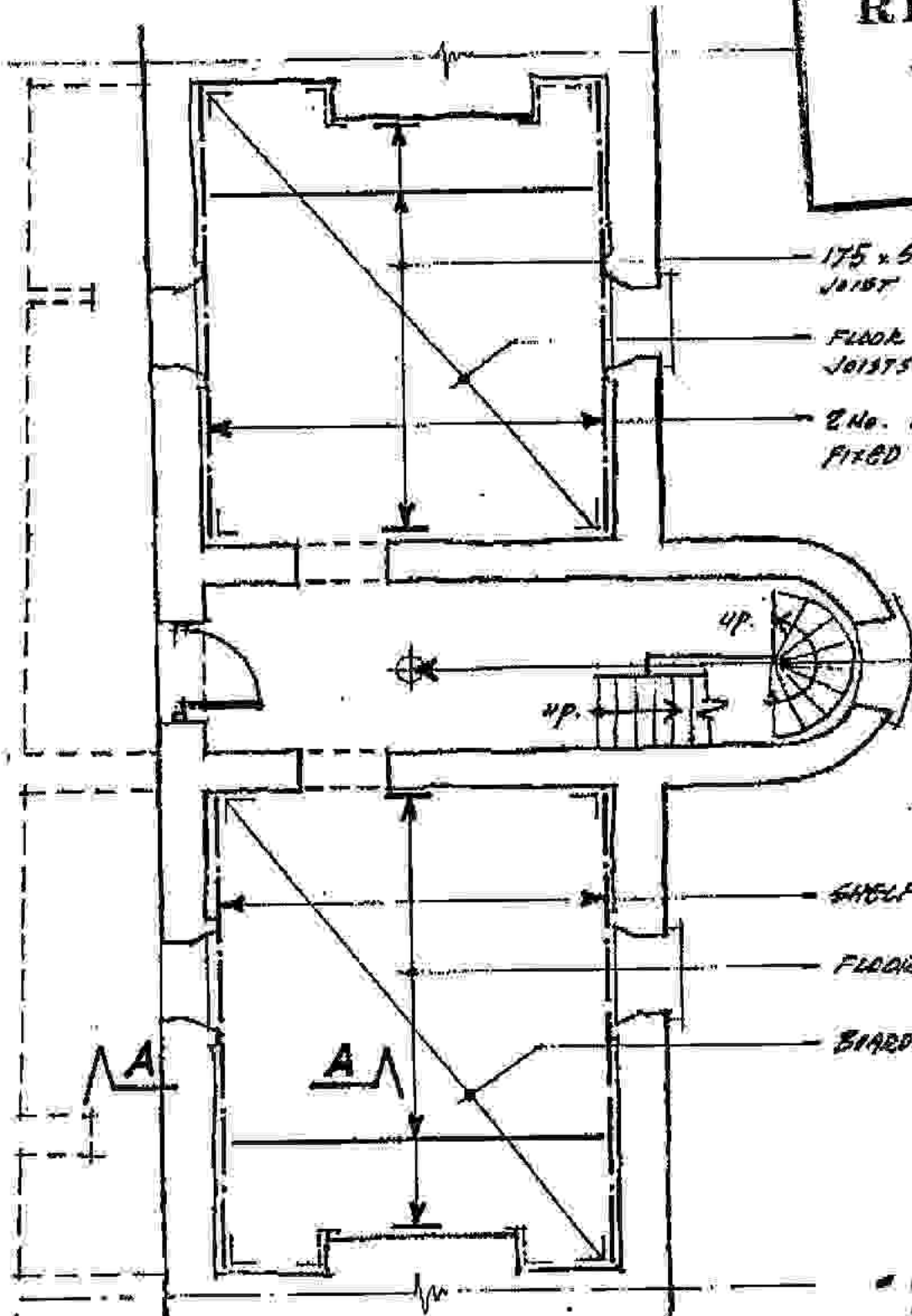
JUNE 91.

NO. 6 THE MALL, LUCAN. STRUCTURAL G.A. DETAILS - SHEET 2.

JOHN HOYLAN & ASSOCIATES, CONSULTING ENGINEERS,
 79 MERRION SQUARE, DUBLIN 2. 615337.

DRG. No:
 V-33-02.

RECEIVED
 24 JUN 1991
 91A/1043
 Reg. Sec.



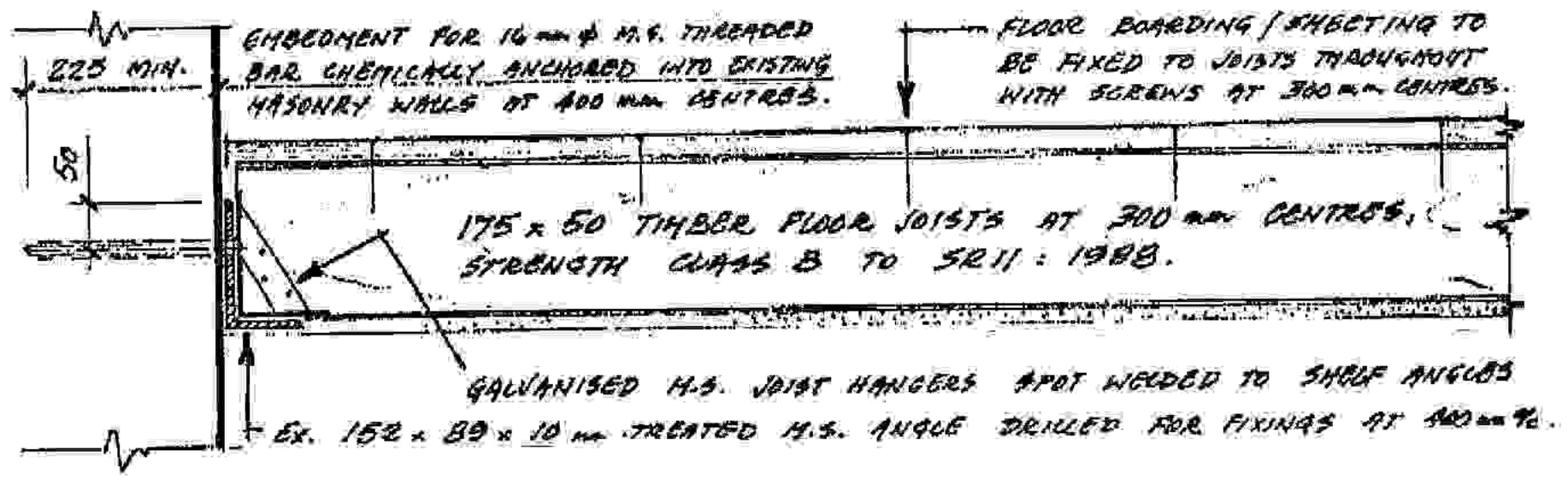
175 x 50 JOISTS AT 300 mm FIXED TO JOIST HANGERS ON SHELF ANGLE BOTH ENDS.
 FLOOR BOARDING / SHEETING FIXED TO JOISTS THROUGHOUT WITH SCREWS AT 300 mm.
 2 No. 152 x 89 x 10 mm H.S. SHELF ANGLES FIXED AS SHOWN ON SECTION A-A BEAM.

H CONDITION, SIZE AND SPACING OF JOISTS IN THIS AREA TO BE DETERMINED UPON SITE INSPECTION BY THE ENGINEER. UPGRADING, IF REQUIRED, TO BE TO LATER DESIGN / DETAIL.

SHELF ANGLES AS DETAILLED ABOVE.
 FLOOR JOISTS AS DETAILLED ABOVE.
 BOARDING / SHEETING AS DETAILLED ABOVE.

SCALE 1:100.

• GROUND FLOOR PLAN •



• SECTION A-A • STRUCT. G.A. DETAILS. SCALE 1:10.

JUNE '91.

No. 6 THE MALL, LUCAN. STRUCTURAL G.A. DETAILS - SHEET 1.

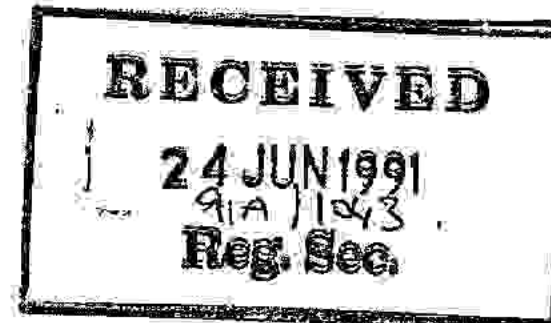
JOHN MOYLAN & ASSOCIATES, CONSULTING ENGINEERS,
 79 MERRION SQUARE, DUBLIN 2. 615337.

DRG. No:
 V-33-01.

6, THE MALL,

LUCAN

CO. DUBLIN



OUTLINE STRUCTURAL CALCULATIONS

JOHN MOYLAN & ASSOCIATES,
CONSULTING ENGINEERS,
79, MERRION SQUARE,
DUBLIN 2.
TEL. NOS. 615337/612475
Fax No. 610255
May 1991

DESIGN INFORMATION

CLIENT	Mr. B. Shaughnessy - Dascom
ARCHITECT	Fionnuala Rogerson, B.Arch., M.R.I.A.I.
ENGINEER	John Moylan & Associates
DESIGN CODES	S.R. 11
INTENDED USE OF STRUCTURE	Offices
FIRE RESISTANCE REQUIREMENTS	As Per Architects Requirements.
GENERAL LOADING CONDITIONS	Roof 0.75 KN/M ² Floors 2.5 KN/M ²
WIND LOADING CONDITIONS	Not applicable
EXPOSURE CONDITIONS	Not applicable
SUBSOIL CONDITIONS	Not applicable
FOUNDATION TYPE	Not applicable
CONCRETE REINFORCEMENT	Not required.

GROUND FLOOR JOISTS

- Existing joists $175 \times 50 @ 300 \text{ c/c}$.
- These span 4.6 m (effective) and are inadequate for office loading. Ends of joists may also be suspect as they may be built into damp walls.
- assume use of new $175 \times 75 \text{ mm}$ strength class B joists in accordance with S.R. 11, at 300 c/c .

Loading KN/m^2

Dead	0.3
Live	2.5
	2.8 KN/m^2

Joint Design

$$\begin{aligned} \text{Loading} &= 2.8 \times 0.3 \text{ KN/m run} \\ &= 0.84 \text{ KN/m run} \end{aligned}$$

$$M = \frac{0.84 \times 4.6^2}{8} = 2.22 \text{ KN-m}$$

$$Z_{\text{required}} = \frac{2.22 \times 10^3}{5.6 \times 1.1} = 360 \text{ cm}^3$$

$$175 \times 75 \quad Z = 382 \text{ cm}^3$$

To overcome deflection problem new the boarding / sheathing to the joists with screws @ 300 c/c

GROUND FLOOR
 $175 \times 75 \text{ SCL}$
 timber joists
 @ 300 c/c

Screws @
 300 c/c

Provide angle iron supports similar to the attached detail A to support the joists on the external walls.

2. FIRST FLOOR JOISTS

Existing joists 150 mm x 50 mm @ 300 mm or inadequate.

Try adding 150 x 63 @ 300 mm bolted to existing with 10mm bolts @ 450 mm

Loading as before

$$Z_{\text{required}} = 360 \text{ cm}^3$$

$$Z_{\text{provided}} = \frac{1}{6} 113 \times 15^2 = 424 \text{ cm}^3$$

add 150 x 63 joists @ 300 mm bolted to existing with bolts @ 450 mm.

again used screwed boarding / sheathing to limit deflection

Check shear at existing support

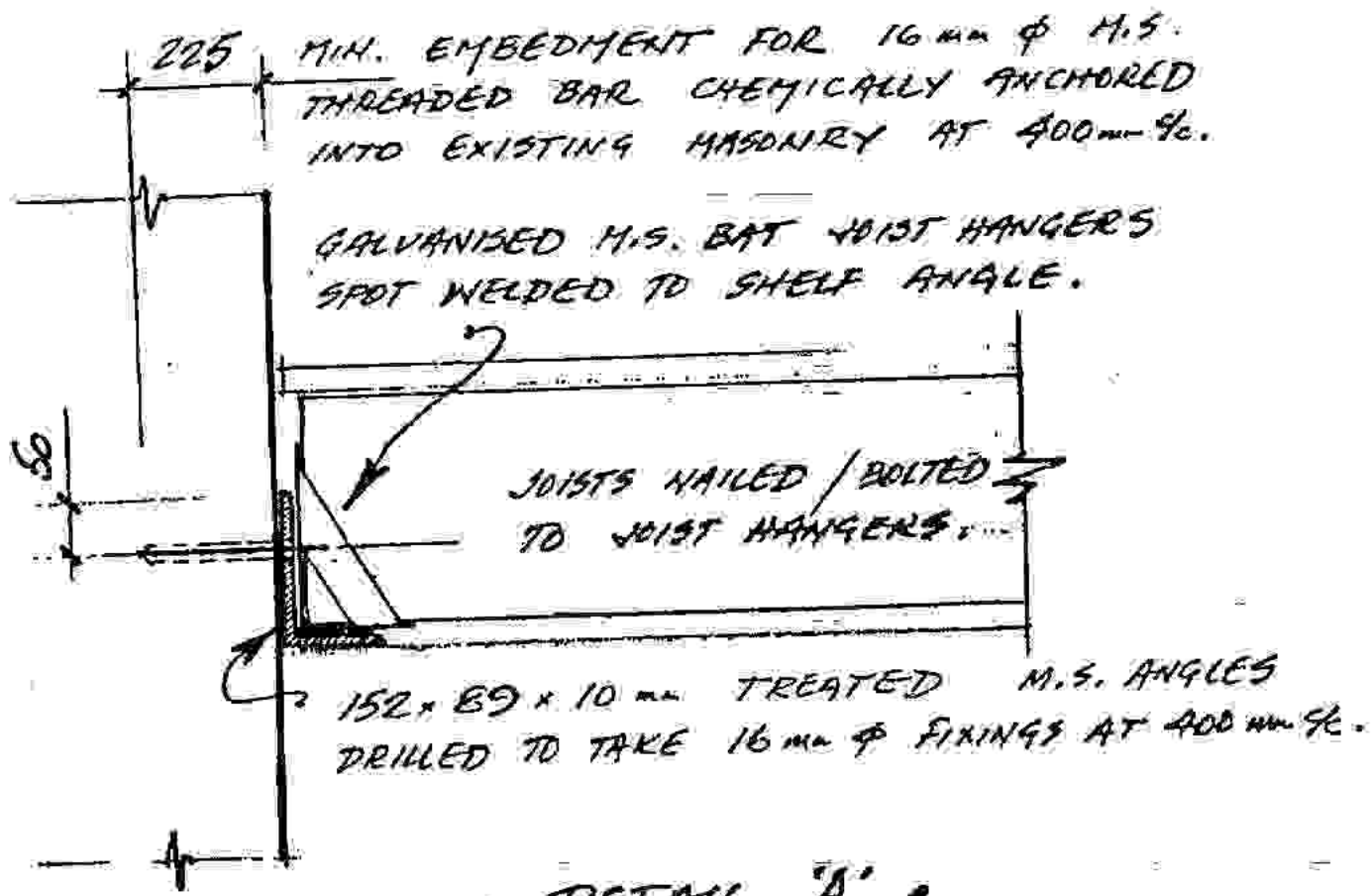
$$V = \frac{0.84 \times 4.6}{2} = 1.93 \text{ kN}$$

$$v = \frac{1.93 \times 10^3}{150 \times 50} = 0.26 \text{ N/mm}^2$$

this is less than permissible shear of 0.64 N/mm²

3. PARTITIONS

where partitions run parallel to the span
of the joints provide an additional joint
to take the weight of the partition



• DETAIL 'A' •



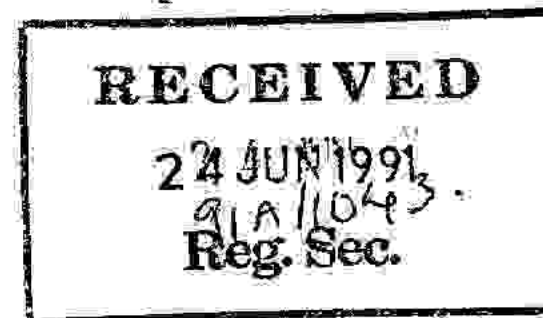
**FIONNUALA ROGERSON
ARCHITECTS**

Architects and Planners

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

Ardtona House
Lower Churchtown Road
Dublin 14 Ireland
Telephone (01) 984261
Fax (01) 987262

11th June, 1991.



RE: PLANNING APPLICATION.
CHANGE OF USE OF 6 THE MALL, LUCAN.

Dear Sirs,

On behalf of Lucan Weir Holdings, owners of Nos. 4, 5 & 6 The Mall, Lucan, Co. Dublin, we wish to apply for Planning Permission and Bye-Law Approval for change of use from residential to office of No. 6 The Mall.

The following documentation is enclosed:-

- 1) Completed application form.
- 2) Cheque for application fees of £449.75.
- 3) Newspaper advertisement Irish Press 14.6.91.
- 4) Copies in quadruplicate of Fionnuala Rogerson, Architects, Survey Drawings Nos. 9104/01/02/03, Proposal Drawing No. 9104/04 & Location Map & John Moylan & Associates Drawing Nos. U-33 01/02.
- 5) Copies in duplicate of John Moylan & Associates, Consulting Engineers, Outline Structural Calculations for floor joists..

We wish to make the following points in support of our application:-

- a) The house and site form part of a terrace which is currently zoned C1 "to protect, provide for and/or improve local neighbourhood centre facilities".

- b) The proposal is to retain and refurbish the existing house for use as neighbourhood type offices, bringing it into compliance with current Bye-Law requirements. It is proposed to retain and refurbish the existing front facade and to make minor alterations to the rear facade, removing an existing W.C. structure built on steel staunchions to the rear of the semi-circular stair well.

Additional works include the upgrading of the existing suspended floor structures to allow for office loadings and the compartmentalisation of the building to comply with the requirements of the Chief Fire Officer.

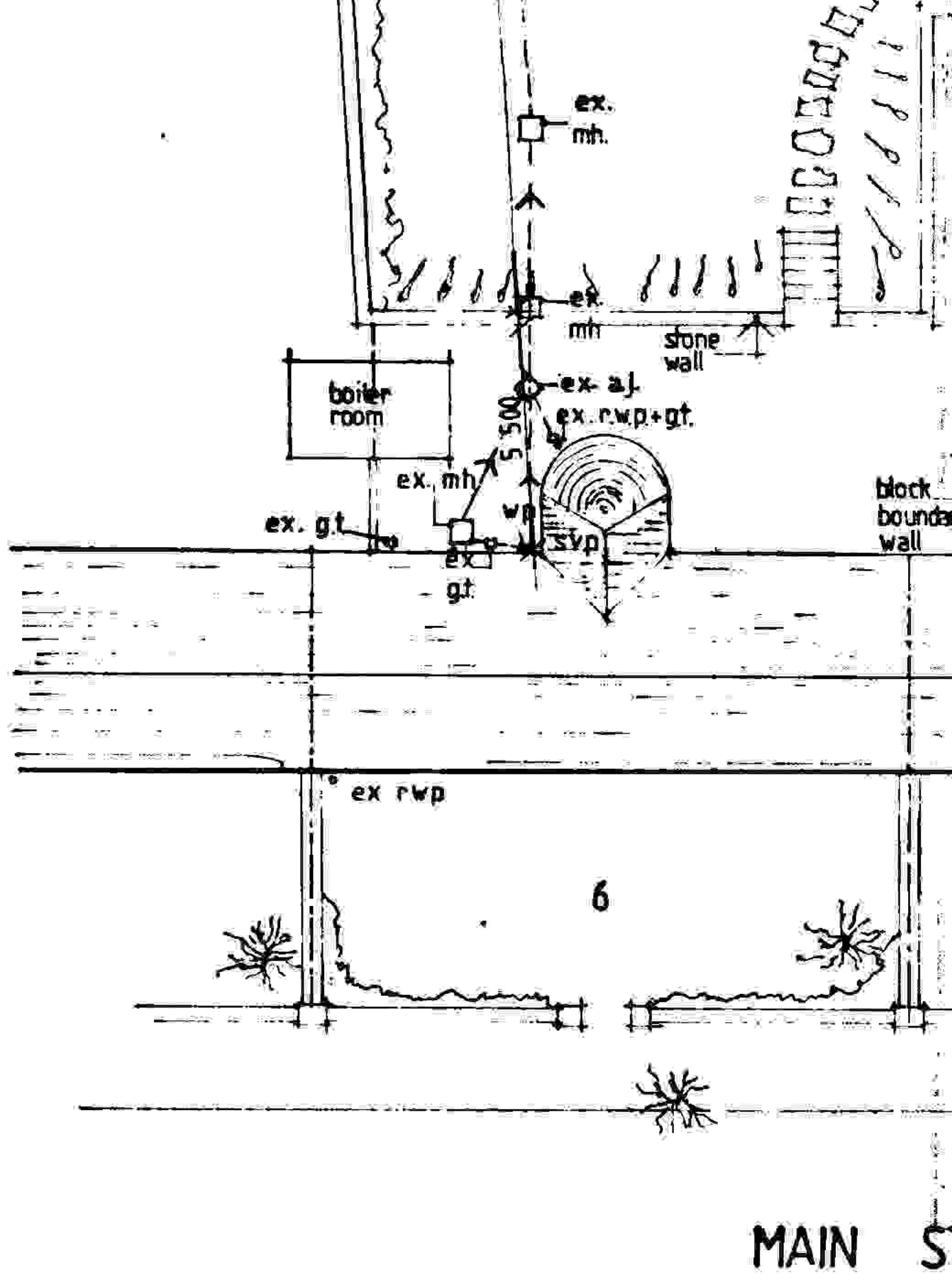
- c) Most of the remainder of the terrace is already in commercial use, permission having been granted for a restaurant in No. 4 The Mall in 1979, Decision Order No. P/2012/79, a Take-Away food shop at the same address in 1986, Decision Order No. P/2745/86 and for a commercial development of offices, shops and restaurants, totalling 2,271 M² on a 2,431 M² site to the east end of The Mall, 1991, Decision Order No. P/4663.
- d) Preliminary discussions regarding the proposed change of use were had with Mary Galvin, Planning Officer, at the end of March 1991 and with Noel Prendergast, Chief Planning Officer on 12.4.1991.

If there are any queries in connection with the application, we would be happy to answer them.

Yours faithfully,

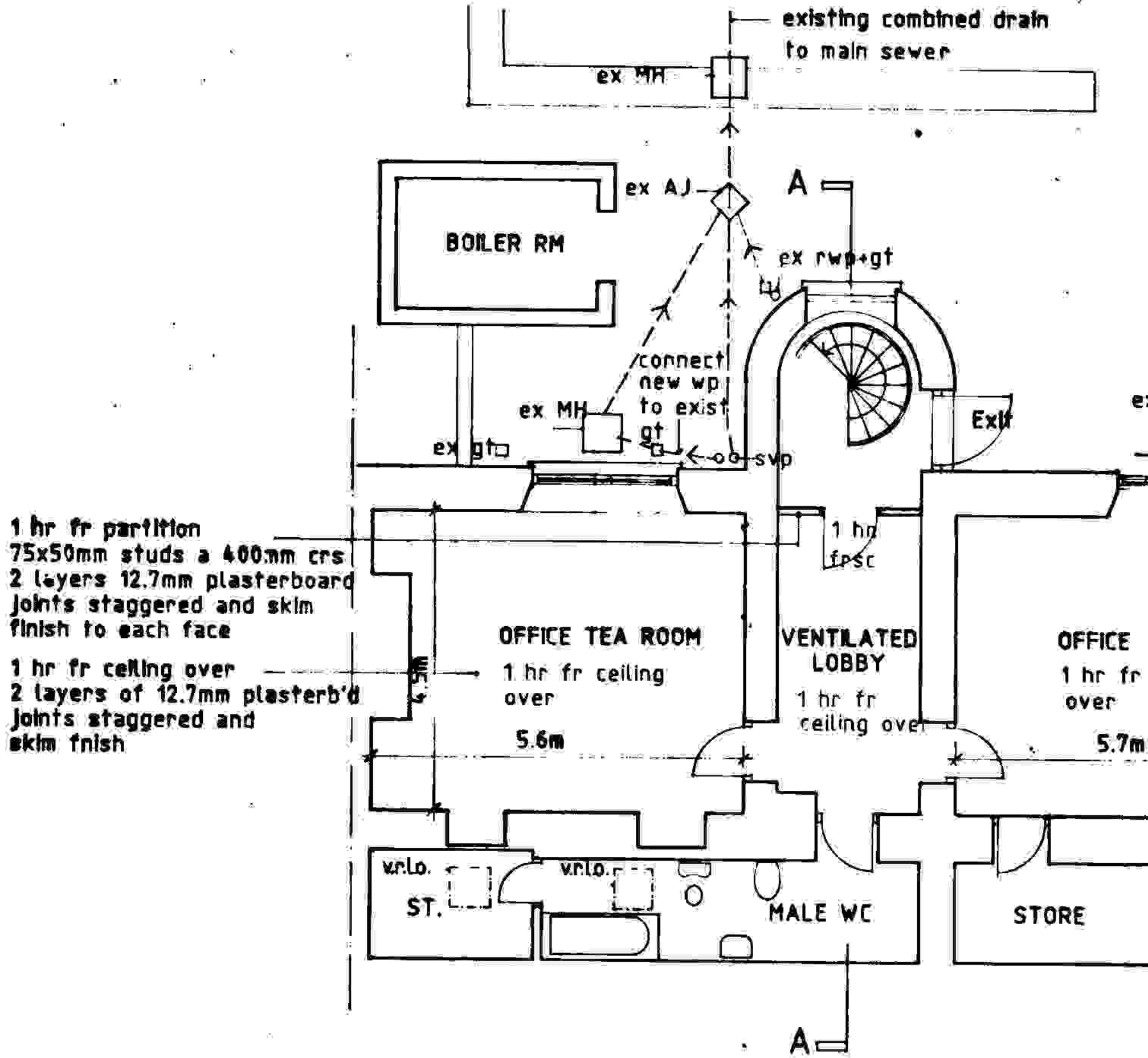
Fionnuala Rogerson

Fionnuala Rogerson.



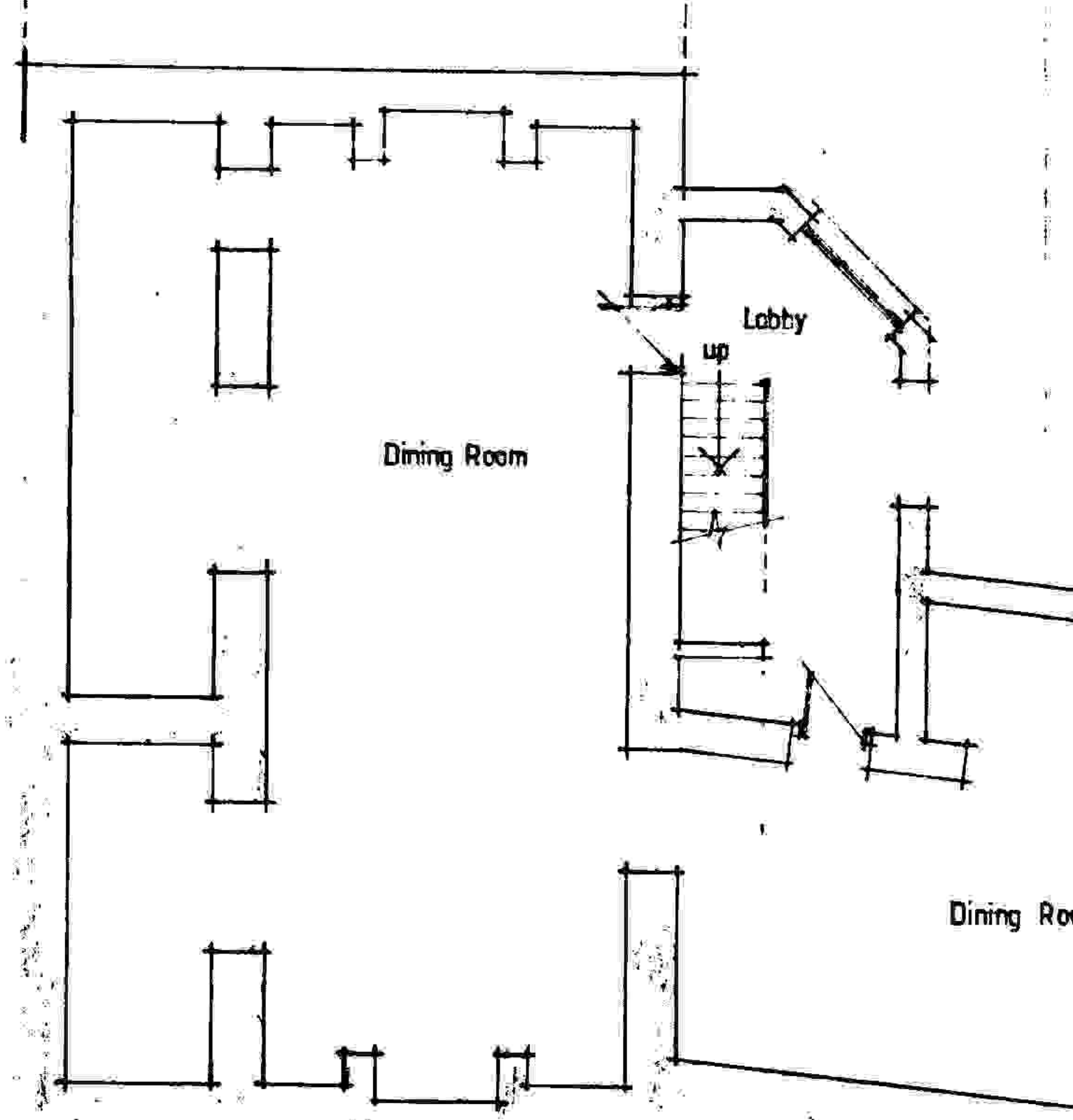
Site Map (scale 1:200)

GROUND FLOOR PLAN

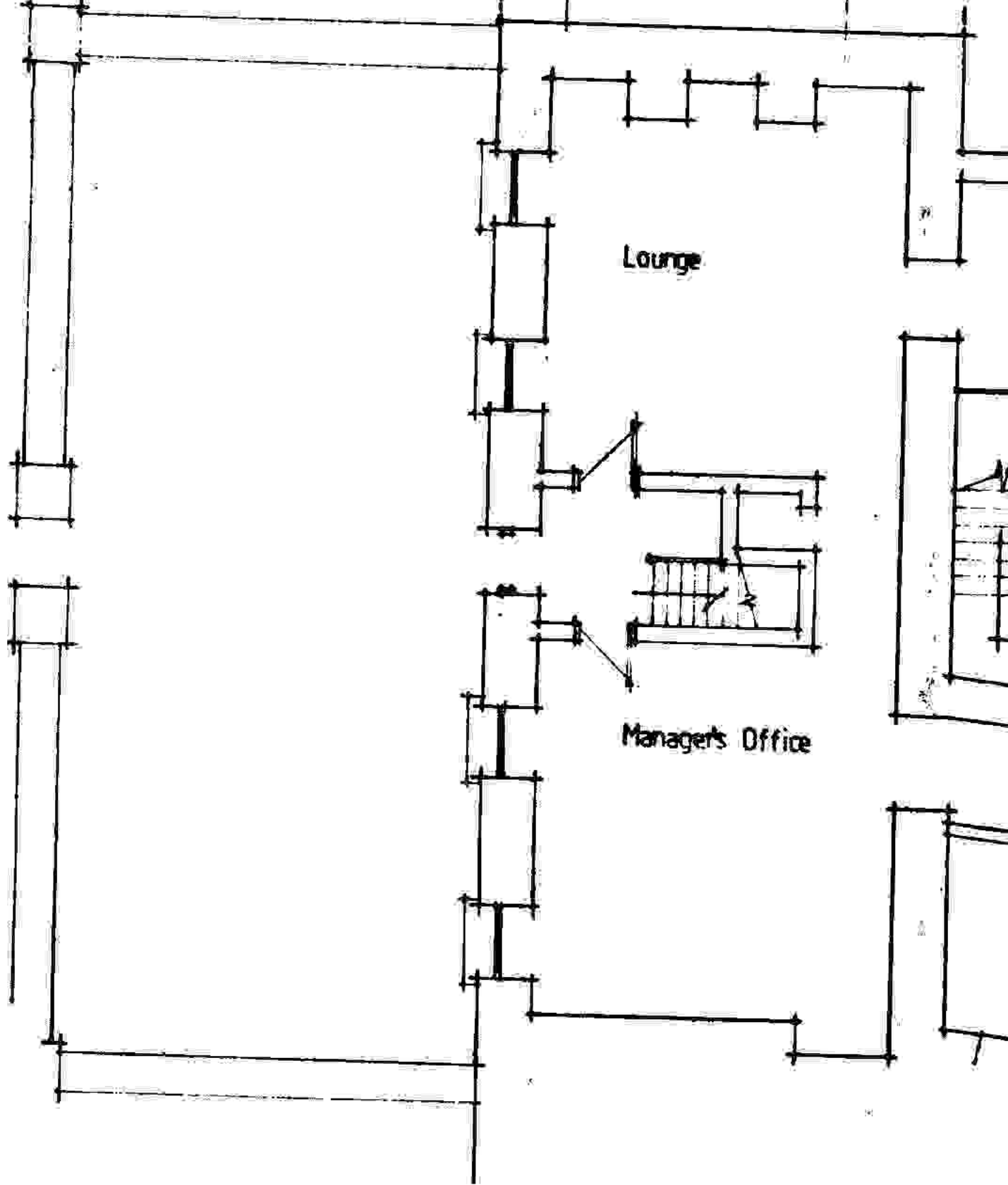


BASEMENT PLAN

ALL WORK TO BE IN ACCORDANCE WITH DUBLIN COUNTY COUNCIL BY



Basement Floor Plan



Ground Floor Plan