

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0594 Planning Department,
Block 2, Irish Life Centre,
Letter No.: Lower Abbey St.,
Dublin 1.

Cicil D. Hall,
Primrose Hill,
Lucan,
Co. Dublin.

Tel.: (01) 724755
Fax.: (01) 724896

12 June 1991

Re: Proposed 2 two-storey apartments at rear 6 Main Street, Lucan for F. McLoughlin.

Date of decision to refuse outline permission 5th June, 1991 subject to 4 reasons.

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,



for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to refuse outline permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanala, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanala will be invalid unless accompanied by a fee of £50.00
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 £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanala to ascertain if an appeal has been lodged by an applicant.

91A/0594

CERTIFICATE NO: 25001

2 apartments

PROPOSAL: none of 6 Main Street, Lucan

LOCATION: C.F. McLaughlin

APPLICANT:

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LOANED	BALANCE DUE	BALANCE DUE	INITIAL RECEIPT NO.
Dwellings 2.0	2352	448	448	-		
	2316					
	2316					
	2316					
	2316					
	2316					
	2316					
	2316					
	2316					
	2316					
	2316					
	2316					

Line 1 Certified: Signed: _____ Grade: _____ Date: _____

Line 1 Endorsed: Signed: _____ Grade: _____ Date: _____

Lines 2,3,4,5,6 & 7 Certified: Signed: [Signature] Grade: S-0 Date: 24/4/91

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

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

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: / /
DATE

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE

SS only

Ⓟ

Register Reference : 91A/0594

Date : 6th May 1991

Development : 2 two storey apartments

LOCATION : rear 6 Main Street, Lucan

Applicant : F. McLoughlin

App. Type : OUTLINE PERMISSION

Planning officer : M.GALVIN

Date Recd. : 16th April 1991

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 21.06.91
Time 9.35

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

Date received in Sanitary Services 9 MAY 1991

DUBLIN Co. COUNCIL
SAN SERVICES

DUBLIN Co. COUNCIL
PRINCIPAL OFFICER
SANITARY SERVICES
19 JUN 1991
Returned <i>[Signature]</i>

FOUL SEWER

Refusal recommended.

The sewer to which it is proposed to connect is currently overloaded and cannot accept the additional discharge from the site.

SURFACE WATER

Insufficient information

Drainage of premises and car park area have not been lodged.

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

W. Sullivan 4/6/91

J.R. 11/6/91

AFBBL

Register Reference : 91A/0594

Date : 6th May 1991

.....
ENDORSED _____

DATE _____

WATER SUPPLY..... Water Available. Separate supply
Required to each apartment. It is
Storage Req'd. Connection to existing
System involving and alterations by JDC
Personnel at applicants expense. J. Lopez 14/5/91

ENDORSED ~~_____~~

DATE 13/6/91

~~_____~~ JMK 12/5/91

PLANNING DEPT.
DEVELOPMENT CONTROL SEC.
Date 21.06.91
Time 9.35

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/594.
LOCATION: rear 6 Main Street, Lucan.
APPLICANT: F. McLoughlin.
PROPOSAL: 2 two storey apartments.
DATE LODGED: 16th April, 1991.

There is another current application on the site 91/A/490 for coffee shop, bistro and offices to rear.

This current proposal may encroach on the proposed parking layout for 87/A/738 and the problem of vehicular access to site being blocked by a locked wooden door, still exists (See Roads report on 91/A/490 dated 29/4/91).

If further consideration is given to this proposal, a revised plan should be requested showing:-

1. An off-street carparking to Development Plan standards the number of spaces to cater for development permitted by 87/A/738, 91/A/490, plus 3 additional spaces for the current proposal. Car park to be properly marked out, surfaced and drained.
2. Applicant to show how public access can be maintained during business hours to the car park by the removal of door and provision of a prominently placed sign.
3. Full details of proposed widening of rear access laneway/access to be provided. Details of rights-of-way and all comments of landowners to be submitted.
4. No surface water to flow onto public road.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	23-05-91
Time	3.50

TR/MM 20/5/91.

SIGNED: Josua Rojas
DATE: _____

ENDORSED: 4. B. Smith
DATE: 21/5/91

M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/594.

LOCATION: rear 6 Main Street, Lucan.

APPLICANT: F. McLoughlin.

PROPOSAL: 2 two storey apartments.

DATE LODGED: 16th April, 1991.

There is another current application on the site 91/A/490 for coffee shop, bistro and offices to rear.

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3. Full details of proposed widening of rear access laneway/access to be provided. Details of rights-of-way and all comments of landowners to be submitted.
4. No surface water to flow onto public road.

PLANNING DEPT.
DEVELOPMENT CONTROL SECTION

Date ... 22.05.91 ...

Time ... 12.30 ...

TR/MM 20/5/91.

SIGNED: Jessie Boyer

DATE: _____

ENDORSED: C. B. Smith

DATE: 21/5/91

P/2523/91

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0594

Date Received : 16th April 1991

Correspondence : Colm McLoughlin, Architect,
Name and : Rusheen House,
Address : Main Street,
Lucan,
Co. Dublin.

Development : 2 two storey apartments

Location : rear 6 Main Street, Lucan

Applicant : F. McLoughlin

App. Type : Outline Permission

Zoning : C1

(MG/BB)

Report of Dublin Planning Officer dated 30th May, 1991.

This is an application for outline permission for 2 no. apartments on a site to the rear of No. 6 Main St., Lucan, Co. Dublin for C. McLoughlin.

The proposed site which has a stated area of 2952 sq. ft. forms part of the long narrow rear garden to no. 6 Main St., Lucan. It is located in an area zoned C1 "to protect, provide for and/or improve local/neighbourhood centre facilities" in the Dublin County Development Plan, 1983. Existing buildings on this larger site include an estate agents premises and a solicitors office to the rear.

PLANNING HISTORY:

Reg. Ref. No. 87A-738 refers to a grant of planning permission for shop with office over and the retention of solicitors office to the rear at this location.

Reg. Ref. No. 88A-1482 refers to a grant of planning permission for the change of use of part of the ground floor from retail to public office use and signage at No. 6 Main St.

Reg. Ref. No. 91A-490 refers to an application for outline permission for an extension to the rear of No. 6 Main St. to comprise a coffee shop/bistro and offices. The site for this application included the site of the current application under 91A-594. The applicants were required by Additional Information to submit information as to how it was proposed to provide car parking facilities to serve the existing and proposed uses on the site.

Lodged plans had identified a scheme of on-street car parking which was considered unacceptable. Under the previous grants of planning permission (on

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0594

Page No: 0002

Location: rear 6 Main Street, Lucan

this site the applicants were required to provide 8 no. car parking spaces. An additional (unknown) number would be required to serve the proposed coffee shop/offices and it is likely the rear most portion of the site i.e. the site of the current application would be required for this purpose.

There have been previous grant of permission for backland development on a nearby site at Main St., Lucan.

Reg. Ref. No. 86A-1794 refers to a grant of planning permission for alterations to previously approved printing workshop at the rear of no. 13 Main St., Lucan. Reg. Ref. No. 89A-1254 refers to a grant of outline permission for 4 no. two-bedroomed apartments to the rear of no. 13 Main St. (*site immediately adjoining the access laneway off Main Street*)

The proposed site was inspected on the 23rd May, 1991, it is surrounded by existing walls and slopes gently towards the north. According to the applicants this site was formerly used as a garden centre.

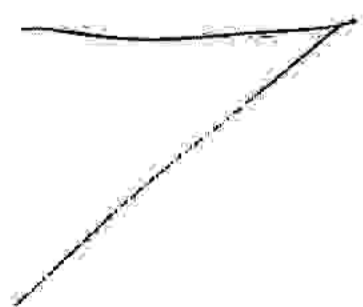
The current application provides for 2 apartments to be located at the rear of No. 6. Lodged plans ^{provide a steeped} for ~~some~~ building formation. No details are included regarding internal floor areas, building height, design etc. The site layout map submitted provided for a court yard area to the front with 3 no. car spaces (slightly above the 2.5 required to meet development plan standards of 1.25 per apartment). The proposed apartment building will be located circa. 6 metres from the northern boundary (i.e. the boundary with the remainder of the site at No. 6) at the nearest point. The proposed development would result in a density of 29.5 apartments per acre at this location which is considered excessive.

Lodged plans provide for access to the proposed site via a narrow laneway off Main Street. The applicants state that they have a right-of-way over this laneway. However, it is unclear whether it extends all the way to their site as shown on lodged plans or ^{falls} ~~is~~ short of the site.

Roads Department Report noted.

The block plan submitted identify the foul sewer running north-south through the site. No details are included regarding the dimensions of this sewer. It is unclear whether apartment 1 is located over this sewer.

The proposed development is considered unacceptable. It represents piecemeal backland development at this location. The proposed density is considered excessive.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0594

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Location: rear 6 Main Street, Lucan

I recommend a decision to REFUSE ^{Outlined} PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (4) Reasons:-

REASONS FOR REFUSAL

- 01 The proposed development is located in the rear garden of an existing building, and would constitute piecemeal and disorderly development of backlands and would inhibit the orderly development of the area, and as such would be injurious to the amenities of the area ^{property in the vicinity}.
- 02 The proposed development which would involve an excessive density of 29.5 apartments per acre would represent over development of this site and as such would be contrary to the proper planning and development of the area.
- 03 The proposed ^{vehicular} access via a ^{350ft. long + very narrow} narrow and sub-standard laneway to the rear of the site is considered unacceptable and would be contrary to the proper planning and development of the area. ^{Such a development with inadequate car parking facilities would lead to further on street car parking in the adjoining road network + endanger public safety by reason of a traffic hazard.}
04. Plans lodged are inadequately detailed relative to adjoining properties + availability + location of foul + surface water sewers.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg. Ref: 91A/0594

Page No: 0004

Location: rear 6 Main Street, Lucan

mg
.....
for Dublin Planning Officer

.....
Endorsed:
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE OUTLINE PERMISSION for the above proposal for the (4) reasons set out above is hereby made.

Dated : 5 June 1991

.....
K. O'Sullivan
ASSISTANT CITY AND COUNTY MANAGER

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

DUBLIN COUNTY COUNCIL

REG. REF: 91/A/594.

LOCATION: rear 6 Main Street, Lucan.

APPLICANT: F. McLoughlin.

PROPOSAL: 2 two storey apartments.

DATE LODGED: 16th April, 1991.

There is another current application on the site 91/A/490 for coffee shop, bistro and offices to rear.

This current proposal may encroach on the proposed parking layout for 87/A/738 and the problem of vehicular access to site being blocked by a locked wooden door, still exists (See Roads report on 91/A/490 dated 29/4/91).

If further consideration is given to this proposal, a revised plan should be requested showing:-

1. An off-street carparking to Development Plan standards the number of spaces to cater for development permitted by 87/A/738, 91/A/490, plus 3 additional spaces for the current proposal. Car park to be properly marked out, surfaced and drained.
2. Applicant to show how public access can be maintained during business hours to the car park by the removal of door and provision of a prominently placed sign.
3. Full details of proposed widening of rear access laneway/access to be provided. Details of rights-of-way and all comments of landowners to be submitted.
4. No surface water to flow onto public road.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECTION	
Date	22.05.91
Time	12.30

TR/MM 20/5/91.

SIGNED: Jessie Ryan

ENDORSED: 4. B. Smith

DATE: _____

DATE: 21/5/91



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

NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2523 /91 Date of Decision : 5th June 1991

Register Reference : 91A/0594 Date Received : 16th April 1991

Applicant : F. McLoughlin

Development : 2 two storey apartments

Location : rear 6 Main Street, Lucan

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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 REFUSE OUTLINE PERMISSION in respect of the above proposal.

For the Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- **4**.....ATTACHED.

Signed on behalf of the Dublin County Council.....
for Principal officer

Date:.....**7/6/91**

Colm McLoughlin, Architect,
Rusheen House,
Main Street,
Lucan,
Co. Dublin.

Reg.Ref. 91A/0594
Decision Order No. P/ 2523 /91
Page No: 0002



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

REASONS FOR REFUSAL

- 01 The proposed development is located in the rear garden of an existing building, and would constitute piecemeal and disorderly development of backlands and would inhibit the orderly development of the area, and as such would seriously injure the amenities of property in the vicinity.
- 02 The proposed development which would involve an excessive density of 29.5 apartments per acre would represent over development of this site and as such would be contrary to the proper planning and development of the area.
- 03 The proposed vehicular access via a 350 ft. long and very narrow and sub-standard laneway to the rear of the site is considered unacceptable and would be contrary to the proper planning and development of the area. Such a development with inadequate car parking facilities would lead to further on street car parking in the adjoining road network and endanger public safety by reason of a traffic hazard.
- 04 Plans lodged are inadequately detailed relative to adjoining properties and availability and location of foul and surface water sewers.



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 REAR OF 6 MAIN ST
(If none, give description sufficient to identify) LUCAN Co. DUBLIN

3. Name of applicant (Principal not Agent) C.F. McLaughlin
Address 21 DOONBARA RD LUCAN Tel. No. 6240873

4. Name and address of person or firm responsible for preparation of drawings CALIA McLAUGHLIN ARCH
RUSHEEN HOUSE MAIN ST LUCAN Tel. No. 6241453

5. Name and address to which notifications should be sent CALIA McLAUGHLIN ARCH
RUSHEEN HOUSE MAIN ST LUCAN

6. Brief description of proposed development TWO APARTMENTS

7. Method of drainage MAIN D.P. 8. Source of Water Supply MAIN

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.

(b) Proposed use of each floor

BYE LAW APPLICATION

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

11.(a) Area of Site 2952 Sq. Ft. Sq. m.

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

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

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) FREE HOLD 1/48 6/4

13.Are you now applying also for an approval under the Building Bye Laws? Yes No Place in appropriate box. N35236

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS KEY

15.List of documents enclosed with application. Plans / SITE MAP / LETTER / FEE: PAYEE ADD.

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

No of dwellings proposed (if any) 2 Class(es) of Development

Fee Payable E. 48 Basis of Calculation 2x24

If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) C.F. McLaughlin Date 14/4/91

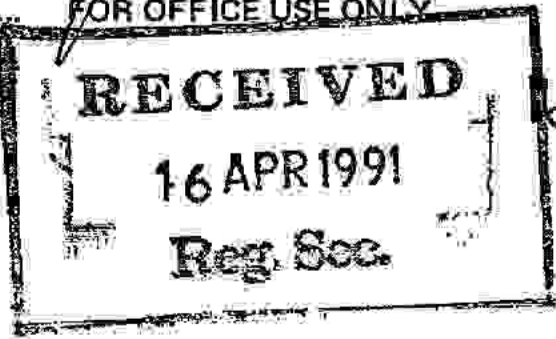
Application Type OUTLINE FOR OFFICE USE ONLY

Register Reference 91A/0594 2.2.0

Amount Received E.

Receipt No.

Date



Irish Press 3/4/91

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

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

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

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

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

INDUSTRIAL DEVELOPMENT:

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

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

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	
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum		(improvement/alteration)	£30.00 each
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)	C	Building — Office/ Commercial Purposes	£3.50 per m ² (min. £70.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)	D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)	E	Petrol Filling Station	£200.00
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)	F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
8.	Petrol Filling Station.	£100.00			Min. Fee £30.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)			Max. Fee £20,000
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.

OMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY DUBLIN COUNTY COUNCIL

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

M.O. N 35236

B.L.

L.T.

£ 42.00

Received this 11 day of April 19

from M. L. L.

Regan House, Main St, Linn

the sum of 42 Pounds

Pence being 00

planning application at loc 6 Main St Linn

Michael O'Keefe Cashier S. CAREY Principal Officer Class 1 2 days

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/0594

Date : 18th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : 2 two storey apartments
LOCATION : rear 6 Main Street, Lucan
APPLICANT : F. McLoughlin
APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 16th April 1991.

Yours faithfully,

.....
PRINCIPAL OFFICER

Colm McLoughlin, Architect,
Rusheen House,
Main Street,
Lucan,
co. Dublin.

COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

Principal Officer
DUBLIN COUNTY COUNCIL
PLANNING

RUSHEEN HOUSE,
MAIN STREET,
LUCAN,
CO. DUBLIN.
TEL. 6241453 Office
FAX 6281583
TEL 6281410 Office
TEL 6240873 Home

16 APR 1991

9.1A/0594

DEAR SIR,

OUR APPLICATION IS FOR TWO APARTMENTS
COMPRISING GROUND FLOOR & FIRST FLOOR LEVELS
ONLY:

THERE IS A RIGHT OF WAY LANEWAY
SERVING THE SITE AND AT PRESENT THERE
APPEARS TO BE AN OUTLINE PROPOSAL
TO WIDEN THIS LANE TO FACILITATE
EXPANSION WORK TO THE REAR OF ALL
THE PREMISES STRETCHING UP FROM
THE ENTRY POINT AT THE CHURCH TO OUR
SITE.

THE DEVELOPMENT WOULD SECURE
THIS SITE FOR ORDERLY PLANNING AND
WOULD GIVE A CONSTRUCTIVE USE TO THE
SITE, NOW LYING DORMANT.

NATURALLY ONE HAS
CONSIDERED THE ADJOINING PROPERTIES
AND WE WOULD INSURE THAT THE QUALITY
OF THESE AREAS WOULD NOT BE EFFECTED,
AS WE PROPOSE TO ENHANCE THE SITE
WITH A QUALITY TYPE DEVELOPMENT
INSURING AT ALL TIMES THE PRIVACY
OF THE ADJOINING PROPERTIES BY THE
USE OF TREE PLANTING SCREEN BANKS
AND WINDOWS TO FRONT & REAR ONLY

THE SITE AT PRESENT HOUSES A GARDEN
CENTRE, WHICH CEASED TRADING AND
THE ADJOINING PROPERTY HOUSES
A VIDEO CAMERA SHOP, HARRIS'S HOUSE
AND A FLOWER SHOP:

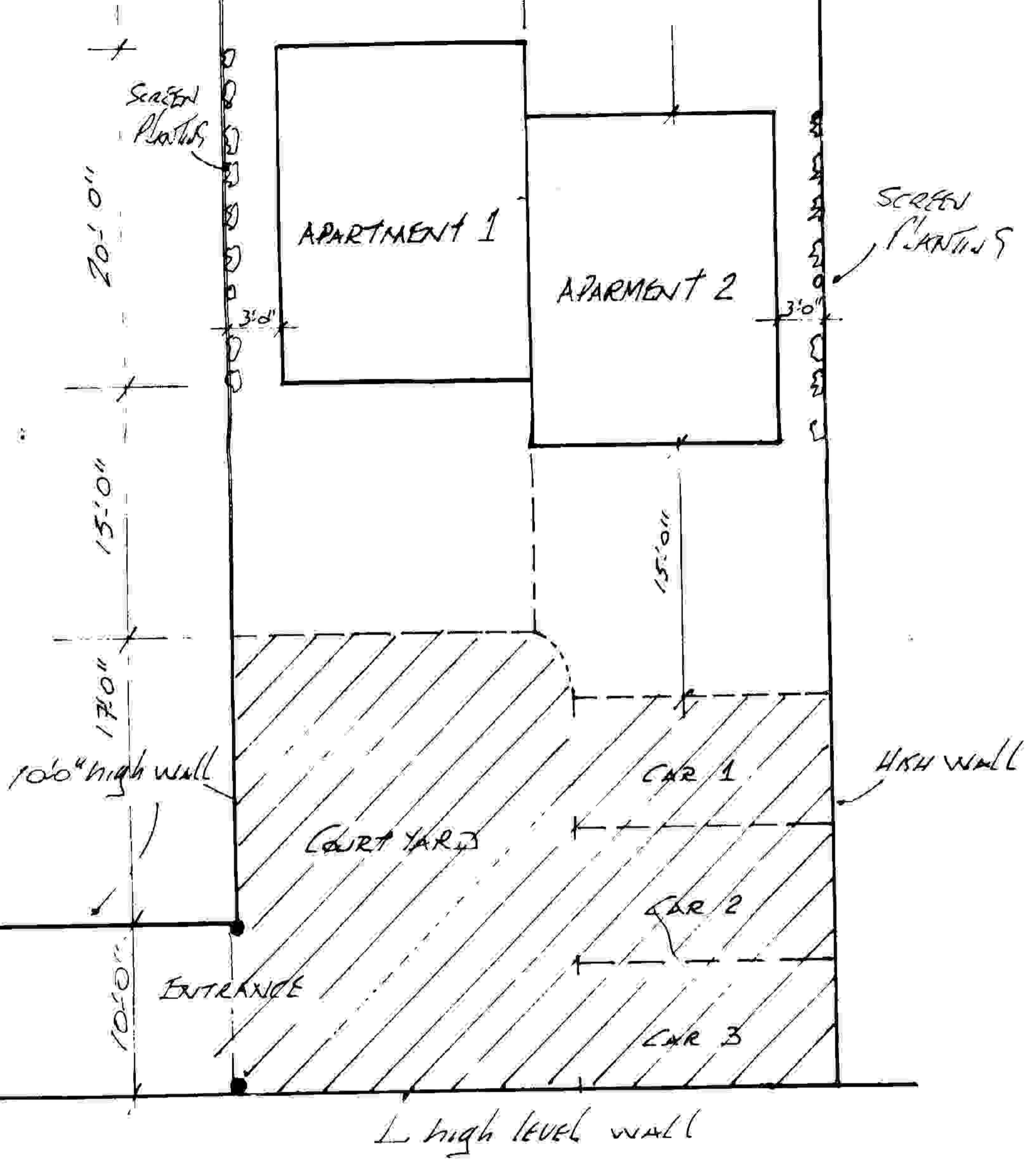
THE ~~THE~~ REAR OF THE SITE
BORDERS SANSFIELD PARK REAR GARDENS
AND THESE HOUSE ARE 120'0" AWAY FROM
OUR SITE

SHOULD YOU REQUIRE ANY FURTHER
DETAILS PLEASE DO NOT HESITATE TO CONTACT
US

KIND REGARDS

Colin J. Lynch

2/4/91



PLAN
 SC. 1:100.