

Register Reference: SD22A/0472

Date: 19-Jan-2023

Development: Change of use from a commercial office to a 1 bed ground floor apartment; Minor amendments to internal layout to first floor apartment; Configuration of existing first and second floor balconies as originally constructed, in existing three storey building.

Location: 6, Main Street, Lucan, Co. Dublin

Applicant: Art, Daniel & Nicolas Coyne

App. Type: Retention

Planning Officer: CONOR DOYLE

Date Recd: 22-Dec-2022

Decision Due Date: 24-Feb-2023

Prior to commencement of any works in the public domain, and in order to comply with The Roads Act 1993 Section 13 Paragraph 10, a Road Opening Licence must be secured from South Dublin County Council, Roads Maintenance Department.

Description:

Change of use from a commercial office to a 1 bed ground floor apartment.

Access:

The car park is currently accessed through Gandon Mews under SD07A/0326 and this way of access should be maintained to avoid the multiplicity of access points via Main Street.

Car Parking:

The location of the subject site would be considered Zone 2 with regards to Maximum Parking Rates (450m to high quality bus service bus stop 3372).

The Maximum Parking Rates set out in *Table 12.26 of the County Development Plan* is 0.75 spaces per Bed which in this case would correspond to $(3 \times 0.75 = 2.25)$ a maximum of 2 no. spaces, which have been provided.

Signed: John McGee

17/01/23

Endorsed: _____

DATE

Bicycle Parking:

4 no. bike parking spaces are to be provided. This is in line with *Table 12.23 of the County Development Plan*.

No Roads objections subject to the following conditions:

1. Vehicular access shall not be permitted via Main Street and the existing arrangements for vehicular access as agreed under SD07A/0326 shall be retained i.e. via Gandon Mews.

Signed: John McGee

17/01/23

Endorsed: _____

DATE