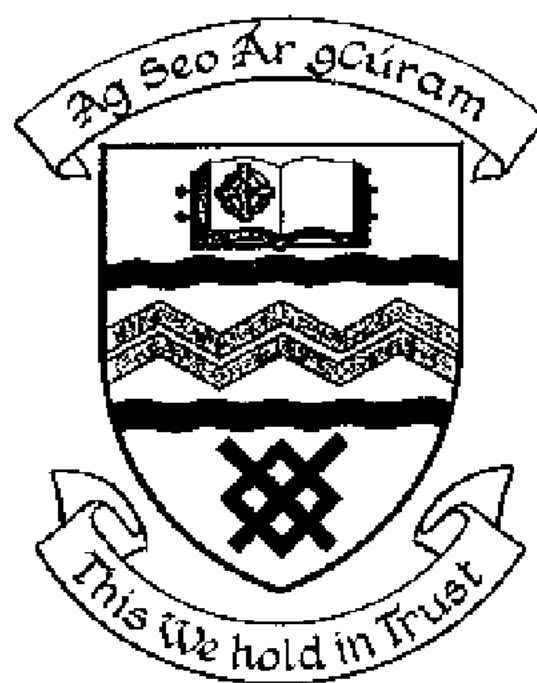


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0424	
1. Location	12th Lock, Newcastle Road, Lucan, Co. Dublin.		
2. Development	Change of use from licensed premises to residential usage incorporating 8 two bedroomed apartments and car parking.		
3. Date of Application	25/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 13/07/98 2.	1. 22/07/98 2.
4. Submitted by	Name: Colm McLoughlin Architect, Address: 12a Main Street, Lucan,		
5. Applicant	Name: CPC Properties Ltd., Address: 1 Terenure Place, Dublin 6.		
6. Decision	O.C.M. No. 1740 Date 31/08/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



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

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1740	Date of Decision 31/08/98
Register Reference S98A/0424	Date 25th June 1998

Applicant CPC Properties Ltd.,

Development Change of use from licensed premises to residential usage
incorporating 8 two bedroomed apartments and car parking.

Location 12th Lock, Newcastle Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 13/07/98 /22/07/98

In pursuance of its functions under the above mentioned Acts, the South 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 PERMISSION** in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

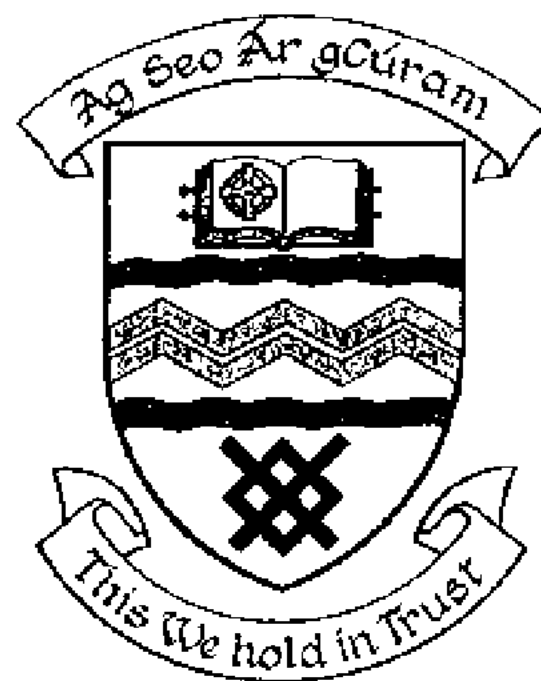
LA 01/09/98
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin Architect,
12a Main Street,
Lucan,
Co. Dublin.

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REG REF. S98A/0424

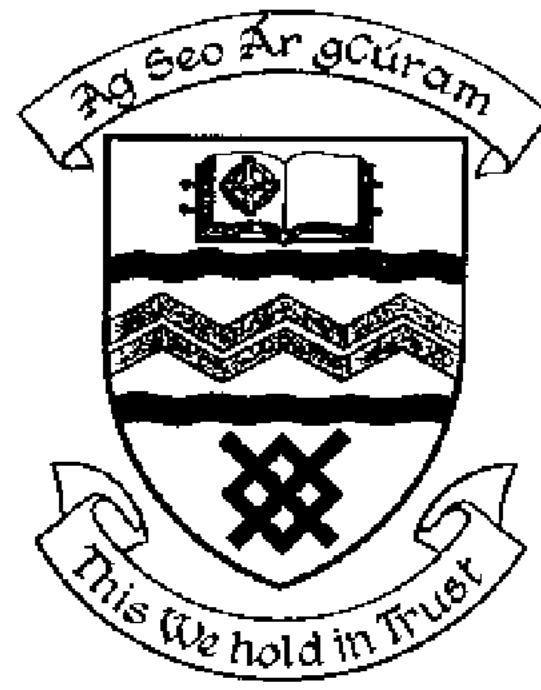
Reasons

- 1 The proposal is for a residential development of eight two bedroomed apartments in two storey blocks on the site of the former licensed premises along with fourteen car spaces. The proposed site however, is located within an agricultural zone. The proposed development would materially contravene the policies set out under paragraph 2.2.6(I) and (ii) of the Dublin County Development Plan, 1993 for residential development in rural areas and the zoning objective for the area which is B; to protect and provide for the development of agriculture. As a result the proposed development would be contrary to the proper planning and development of the area.
- 2 Visibility at the junction on the Newcastle-Lucan Road at which the access to the site is located is extremely hazardous due to the proximity and height of the parapet wall of the canal bridge. The additional turning movements at the access would exacerbate this problem. As a result the proposed development would endanger public safety by reason of traffic hazard.
- 3 The proposed development, due to its location at the end of a narrow access roadway with no path would lead to demand for uneconomic provision of services which would be contrary to the proper planning and development of the area.
- 4 The applicant has not submitted evidence as to the location and capacity of the existing septic tank and percolation areas and suitability to serve the proposed development.

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REG. REF. S98A/0424

- 5 The applicant states that the area of the site is 1 acre. Measurement of the site from the drawings would indicate the site to be considerably less than 1 acre. In this regard it would appear that the applicant has shown land within his site boundary which may in fact be owned by third parties or where there may be established rights of way.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 1383	Date of Order 13/07/98
Register Reference S98A/0424	Date 25th June 1998

Applicant CPC Properties Ltd.,

Development Change of use from licensed premises to residential usage incorporating 8 two bedroomed apartments and car parking.

Location 12th Lock, Newcastle Road, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 09/07/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

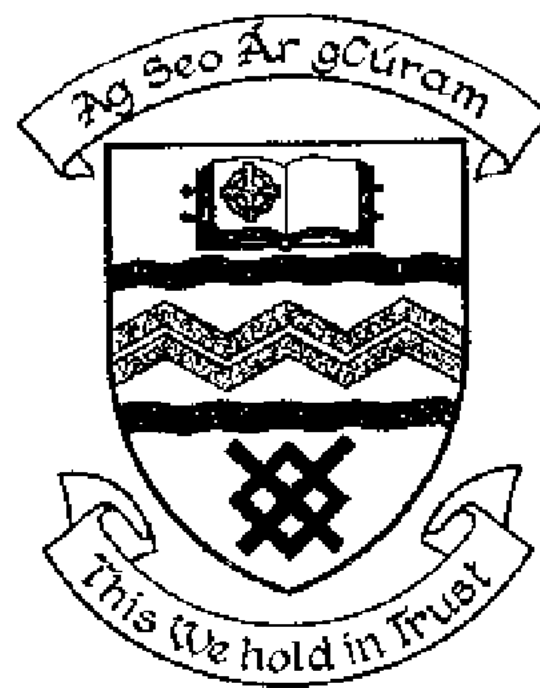
The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.

Colm McLoughlin Architect,
12a Main Street,
Lucan,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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-
- (c) nature and extent of development including number of dwellings (if any)
 - (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,


..... 13/07/98
for Senior Administrative Officer.