

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0816	
1. Location	Mill Building, Twelfth Dock, Newcastle Road, Lucan.		
2. Development	Refurbishment of existing Mill Building for use as offices including part demolition, new entrance lobby and ancillary site development work, including new sewage treatment plant and percolation area with vehicle access from existing entrance on Newcastle Road.		
3. Date of Application	19/12/1997	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 01/04/1998 2.	1. 23/11/1998 2.
4. Submitted by	Name: Paul C. Mealy, Address: Architect, Main Street, Celbridge,		
5. Applicant	Name: Uniform Construction Limited, Address: The Grange, Newcastle Road, Lucan, Co. Dublin..		
6. Decision	O.C.M. No. 0133 Date 21/01/1999	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			
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**

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

Decision Order Number 0133	Date of Decision 21/01/99
Register Reference S97A/0816	Date 19th December 1997

**Applicant** Uniform Construction Limited,

**Development** Refurbishment of existing Mill Building for use as offices including part demolition, new entrance lobby and ancillary site development work, including new sewage treatment plant and percolation area with vehicle access from existing entrance on Newcastle Road.

**Location** MillBuilding, Twelfth Lock, Newcastle Road, Lucan.

**Floor Area** Sq Metres

**Time extension(s)** up to and including

**Additional Information Requested/Received** 01/04/98 /23/11/98

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 (3) Reasons on the attached Numbered Pages.

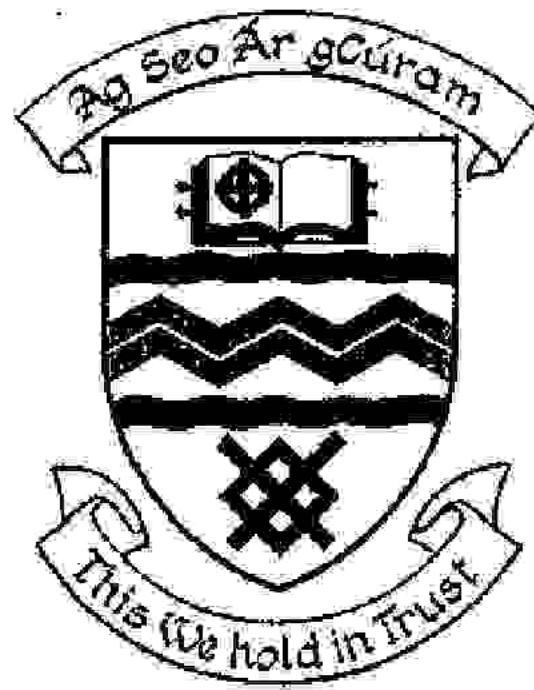
Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

21/01/99

Paul C. Mealy,  
Architect,  
Main Street,  
Celbridge,  
Co. Kildare.

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**Reasons**

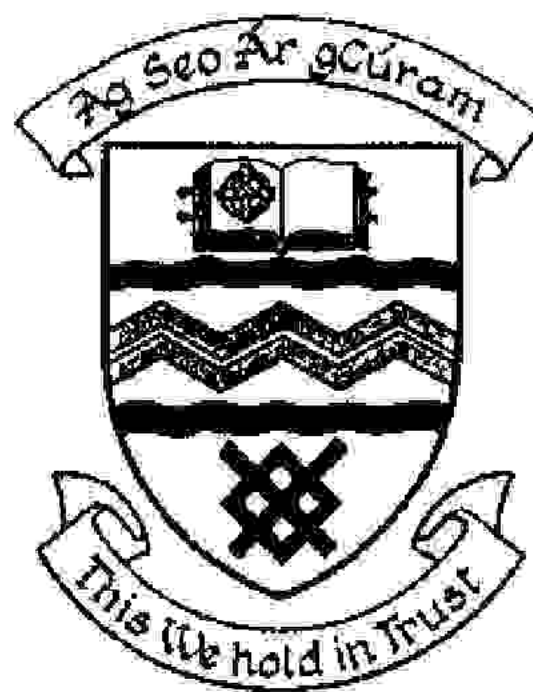
- 1 The proposed development with access onto the Lucan-Newcastle Road which has no footpath would, by the generation of additional traffic turning movements and pedestrian movements at this location, endanger public safety by reason of traffic hazard.
- 2 Having regard to the zoning objective for the site - 'B' to protect and provide for the development of agriculture in the 1998 South Dublin County Development Plan and the fact that office development is not acceptable in such a zone, the proposed development would materially contravene an objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 3 The details pertaining to the proposed effluent treatment system are deemed to be inadequate to facilitate a proper assessment of the proposal and the proposed development is therefore prejudicial to public health and contrary to the proper planning and development of the area.



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

Order Number 0042	Date of Order 12/01/98
Register Reference S97A/0816	Date 19th December 1997

**Applicant** Uniform Construction Limited,  
**Development** Refurbishment of existing Mill Building for use as offices including part demolition, new entrance lobby and ancillary site development work, including new sewage treatment plant and percolation area with vehicle access from existing entrance on Newcastle Road.  
**Location** MillBuilding, Twelfth Lock, Newcastle Road, Lucan.

Dear Sir/Madam,

An inspection carried out on 08/01/98 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 the 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:

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Architect,  
Main Street,  
Celbridge,  
Co. Kildare.

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

.....  
for Senior Administrative Officer.

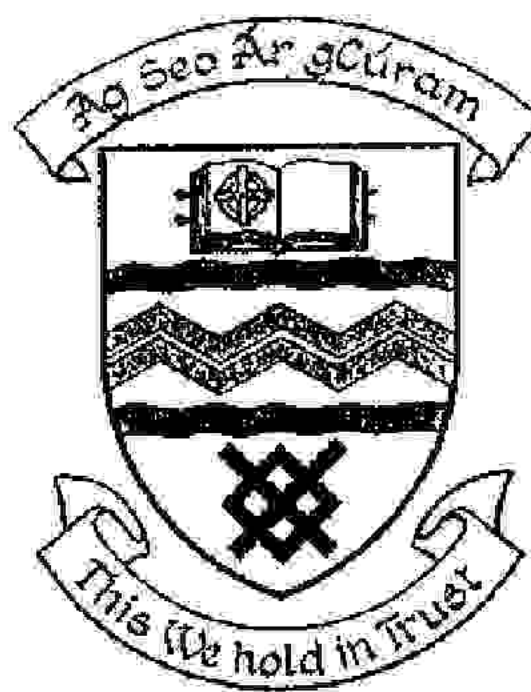
12/01/98



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

<b>Decision Order Number</b> 0568	<b>Date of Decision</b> 01/04/98
<b>Register Reference</b> S97A/0816	<b>Date</b> 19th December 1997

**Applicant** Uniform Construction Limited,  
**Development** Refurbishment of existing Mill Building for use as offices including part demolition, new entrance lobby and ancillary site development work, including new sewage treatment plant and percolation area with vehicle access from existing entrance on Newcastle Road.

**Location** Mill Building, Twelfth Lock, Newcastle Road, Lucan.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/12/97 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to state what discussions if any have been held with the Department of Arts, Heritage, Gaeltacht and Islands in connection with the proposed development having regard to the Grand Canal corridor study.
- 2 Full details of percolation tests to BS 6297 certified by a qualified person are required, including water table and rock levels, for the proposed percolation area, together with site levels.

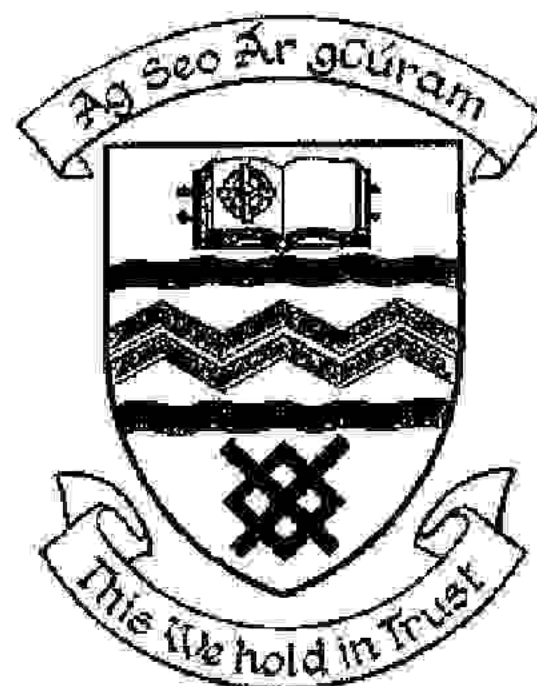
3 The applicant is requested to submit detailed proposals for the retention and improvement of the mill race and mill pond

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Celbridge,  
Co. Kildare.

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on site, this should provide for a satisfactory relationship of the proposed car parking layout to these features.

- 4 Full details of the proposed treatment of the finish of all external walls are required. In this regard consideration should be given to removing the existing plaster finish so as to expose original natural stone finish.
- 5 The Council's Roads Engineers have reported that further intensification of use at this location is unacceptable due to recent and anticipated further significant increases in traffic on the Lucan-Newcastle Road. Having regard to the location of the site within an area zoned with the objective "to protect and provide for the development of agriculture", where office developments in excess of 100 metres floor area are not normally permitted, the applicant is requested to indicate whether it is feasible to modify the proposed development to provide for a substantial element of residential use or other acceptable use within the proposed development.

NOTE: The applicant is advised to consult with the area planner before responding to the request for additional information.

signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

01/04/98