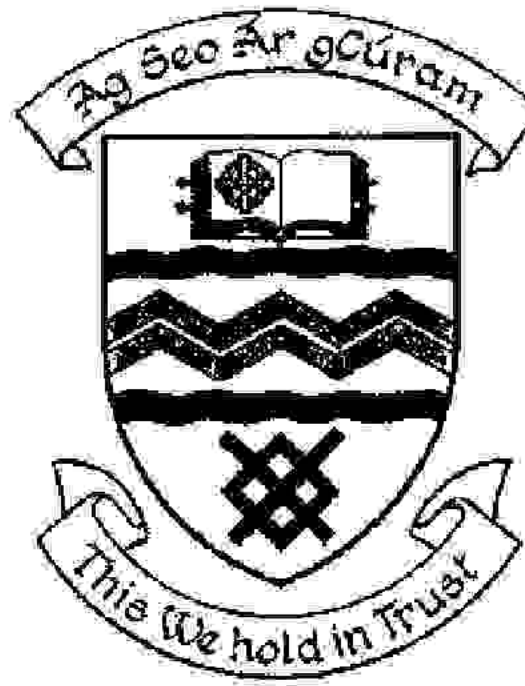


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S97A/0517	
1. Location	10 Main Street, Lucan, Co. Dublin.		
2. Development	Change of use from residential house to shop unit with office at ground floor rear extension. Also offices at existing first floor and offices at first floor extension to rear with associated car parking.		
3. Date of Application	06/08/1997	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 30/09/1997 2. 07/01/19	1. 10/11/1997 2. 07/01/19
4. Submitted by	Name: Colm McLoughlin Architects, Address: 12A Main Street, Lucan,		
5. Applicant	Name: Mr. Alan & Stewart Clarke, Address: 10 Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0454 Date 02/03/1999	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



Bosca 4122,
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PLANNING
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0454	Date of Decision 02/03/1999
Register Reference S97A/0517	Date 6th August 1997

Applicant Mr. Alan & Stewart Clarke,

Development Change of use from residential house to shop unit with office at ground floor rear extension. Also offices at existing first floor and offices at first floor extension to rear with associated car parking.

Location 10 Main Street, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 30/09/1997 /10/11/1997

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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council


..... 02/03/1999
for SENIOR ADMINISTRATIVE OFFICER

Colm McLoughlin Architects,
12A Main Street,
Lucan,
Co. Dublin.

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REG REF. S97A/0517

Reasons

- 1 Having regard to the deficiency in the off-street car parking provision within the proposed development it is considered that the proposal would materially contravene a development objective of the South Dublin County Development Plan, 1998, with regard to car parking provision and would be seriously injurious to the amenities of properties in the vicinity and the amenities of Lucan Village.

**SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0007	Date of Decision 07/01/98
Register Reference S97A/0517	Date 6th August 1997

Applicant Mr. Alan & Stewart Clarke,
App. Type Permission
Development Change of use from residential house to shop unit with office at ground floor rear extension. Also offices at existing first floor and offices at first floor extension to rear with associated car parking.

Location 10 Main Street, Lucan, Co. Dublin.

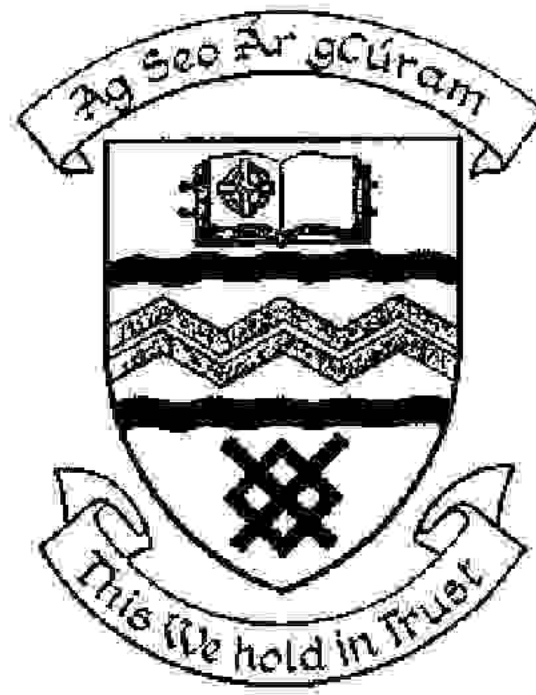
Dear Sir / Madam,

With reference to your planning application, additional information received on 10th November 1997 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1993, the following Clarification of Additional Information must be submitted in quadruplicate:

- 1 It is considered that the details submitted as additional information provide insufficient evidence of consent of the adjoining property owner to allow access across his land to the proposed parking area to the rear of the application premises. Having regard to the severe deficiency in parking facilities in Lucan Village, it is imperative that off street parking be provided as part of the proposed development. The applicant is therefore requested to clarify whether or not access can be achieved through the adjoining site, by submitting a written agreement from the

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12A Main Street,
Lucan,
Co. Dublin.

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REG REF. S97A/0517

adjoining property owner consenting to same. A suitable map
should accompany such documentation.

- 2 The applicant is requested to submit an archaeological
assessment of the site undertaken by a qualified
archaeologist. In this regard the applicant is advised that
reliance on the findings of archaeological assessments
carried out in the vicinity of the application site are
unsatisfactory.

Please mark your reply "CLARIFICATION OF ADDITIONAL INFORMATION" and quote the
Planning Reg Ref. No. given above.

Yours faithfully

.....
for SENIOR ADMINISTRATIVE OFFICER

07/01/98

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1974	Date of Decision 30/09/97
Register Reference S97A/0517	Date 6th August 1997

Applicant Mr. Alan & Stewart Clarke,
Development Change of use from residential house to shop unit with
office at ground floor rear extension. Also offices at
existing first floor and offices at first floor extension to
rear with associated car parking.

Location 10 Main Street, Lucan, Co. Dublin.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 06/08/97 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 submit details including written agreement from adjoining property owner to allow access across his land to the proposed car parking area at the rear of the application premises.
- 2 Applicant is requested to submit details of finished levels on the proposed car parking area relative to the proposed adjoining car park to the west.
- 3 The applicant is requested to reconcile the provision of car parking space no. 4 with the external staircase at this location.

Colm McLoughlin Architects,
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Co. Dublin.

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- 4 The applicant is requested to submit details with particular reference to the proposed steps at the site frontage to enable access to the proposed development for disabled persons in accordance with the Building Regulations and National Rehabilitation Board document "Access for the disabled - Minimum Design Criteria".
- 5 The applicant is requested to submit an archaeological assessment of the site undertaken by a qualified archaeologist under licence from the Office of Public Works.
- 6 It is noted that the development through which access to the application site is proposed has not yet commenced. The applicant is requested to submit details to provide for the proposed car parking area having regard to this issue.

Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

30/09/97