

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0687	
1. Location	Clonard, with access to Esker Hill, Lucan/Newlands Road, Lucan, Co. Dublin.		
2. Development	Demolition of existing house and the erection of 2/3 storey blocks containing 10 apartments.		
3. Date of Application	20/12/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John McGivern & Associates, Address: 25 Millview Lawns, Malahide, Co. Dublin.		
5. Applicant	Name: G. & R. Developments Ltd., Address: 6 Woodview, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0331 Date 18/02/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/03/97	Written Representations	
9. Appeal Decision	17/07/97	Refuse Permission	
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.	

AN BORD PLEANÁLA

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

County South Dublin

Planning Register Reference Number: S96A/0687

APPEAL by G. and R. Developments Limited care of John McGivern and Associates of 25 Millview Lawns, Malahide, County Dublin against the decision made on the 18th day of February, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of an existing house and the erection of two/three-storey blocks containing 10 apartments at Clonard, with access to Esker Hill, Lucan/Newlands Road, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is considered that the proposed development, by reason of its elevated location along the ridge of the escarpment and its overall height, mass and bulk, would visually intrude into views of the escarpment from locations both within the village and from points west of the appeal site along the Lucan Road. The proposed development would contravene materially an objective of the current development plan for the area namely the protection and enhancement of the special physical and social character of town and village centres. This objective is considered to be reasonable and the proposed development would, therefore, be contrary to the proper planning and development of the area.
2. It is considered that the proposed apartment block, by reason of its close proximity to trees on and in the vicinity of the site, including those trees on the face of the adjoining escarpment which are the subject of a specific protection and preservation objective in the current development plan for the area, would seriously injure the visual amenities of the area and be contrary to the proper planning and development of the area.

Dam.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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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 0331	Date of Decision 18/02/97
Register Reference S96A/0687	Date 20th December 1996

Applicant G. & R. Developments Ltd.,

Development Demolition of existing house and the erection of 2/3 storey blocks containing 10 apartments.

Location Clonard, with access to Esker Hill, Lucan/Newlands Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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

..... 18/02/97
for SENIOR ADMINISTRATIVE OFFICER

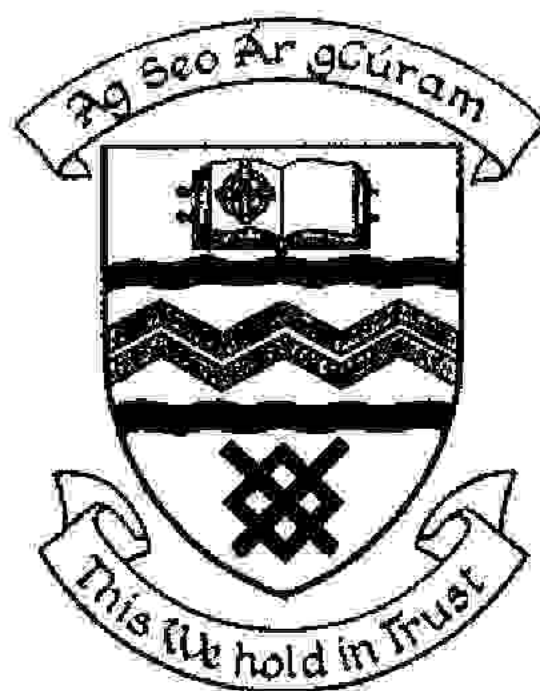
John McGivern & Associates,
25 Millview Lawns,
Malahide,
Co. Dublin.

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Reasons

- 1 The proposed development by reason of it's mass, height and bulk and it's relationship to surrounding properties would seriously injure the amenities and depreciate the value of property in the vicinity.
- 2 The proposed development by reason of it's mass, height and bulk and it's location at the edge and on the ridge of the escarpment would detract significantly from the appearance of the escarpment when viewed from the village of Lucan and from the setting of the village itself. In this regard the proposed development would contravene materially a development objective indicated in the Development Plan for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'C2' - "to protect and enhance the special physical and social character of town and village centres".
- 3 The proposed development, having regard to the extent of development proposed and the proximity of the building to the site boundaries would cause serious damage to trees on and in the vicinity of the site including those trees on the slope of the escarpment to the north of the site, which it is a specific objective of the Dublin County Development Plan 1993 to protect and preserve. As such, the proposed development would cause serious harm to the visual amenities of the area and be contrary to the proper planning and development of the area.
- 4 The proposed development would be out of character with the density and form of development in the surrounding area. As

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such, the proposed development would be contrary to the proper planning and development of the area.

- 5 The proposed development would set an undesirable precedent for other similar developments which would in themselves and cumulatively be out of character with the surrounding area, visually damaging to the setting of the village of Lucan and be contrary to the proper planning and development of the area.