

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S96A/0490	
1. Location	Main Street, Newcastle, Co. Dublin.		
2. Development	Replace existing walls, gate and derelict building with new entrance road and gates and new 2 storey building to match existing with commercial use at the front and 2 apartments at the rear.		
3. Date of Application	16/09/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 08/10/96 2.	1. 09/10/96 2.
4. Submitted by	Name: Noel O'Doherty, Dip. Arch., M.R.I.A.I., Address: 20 Harcourt Street, Dublin 2.		
5. Applicant	Name: Maurice Kelly, Address: The Loft, Main Street, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2208 Date 13/11/96	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: 01-462 0000
Facs: 01-462 0104

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

Telephone: 01-462 0000
Fax: 01-462 0104

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

Decision Order Number 2208	Date of Decision 13/11/96
Register Reference S96A/0490	Date 16th September 1996

Applicant Maurice Kelly,

Development Replace existing walls, gate and derelict building with new entrance road and gates and new 2 storey building to match existing with commercial use at the front and 2 apartments at the rear.

Location Main Street, Newcastle, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 08/10/96 /09/10/96

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

.....*HB*..... 14/11/96
for SENIOR ADMINISTRATIVE OFFICER

Noel O'Doherty, Dip. Arch., M.R.I.A.I.,
20 Harcourt Street,
Dublin 2.

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REG REF. S96A/0490

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Reasons

- 1 The proposed development, with particular reference to the capacity of the sewage treatment works and sewerage network serving the area, would be premature by reference to the existing deficiencies in the provision of sewerage facilities in the area and the period within which these constraints may reasonably be expected to cease.
- 2 The proposed development by reason of architectural design with particular reference to the proposed shop front, fenestrational treatment, roof design and orientation, roof pitches, solid to void relationships as well as the proposed building line and the proposed demolition of the stone walls at the front of the site would be harmful to visual amenity and contrary to the proper planning and development of the area. This is the case with particular regard to the location of the site at the centre of the historic village of Newcastle.
- 3 The proposed development is considered premature pending the preparation of a village plan for Newcastle having regard to the extremely sensitive location of the site at the centre of the historic village of Newcastle.

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DEPARTMENT**
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Fax: 01-462 0104

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

Order Number 1967	Date of Order 08/10/96
Register Reference S96A/0490	Date 16th September 1996

Applicant Maurice Kelly,

Development Replace existing walls, gate and derelict building with new entrance road and gates and new 2 storey building to match existing with commercial use at the front and 2 apartments at the rear.

Location Main Street, Newcastle, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 2/10/96 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 fulfil 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.

Noel O'Doherty, Dip. Arch., M.R.I.A.I.,
20 Harcourt Street,
Dublin 2.