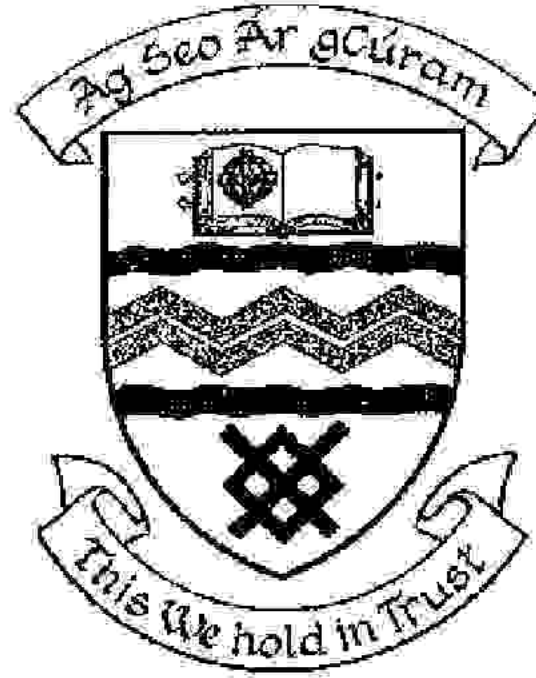


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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0388	Date of Decision 19/02/2002
Register Reference S01A/0864	Date 21/12/01

Applicant Curraghbeg Ltd.,

Development Two-storey development with a retail unit at ground floor and a two-bedroom apartment at first floor.

Location Junction of Ballydowd Grove and Old Dublin Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

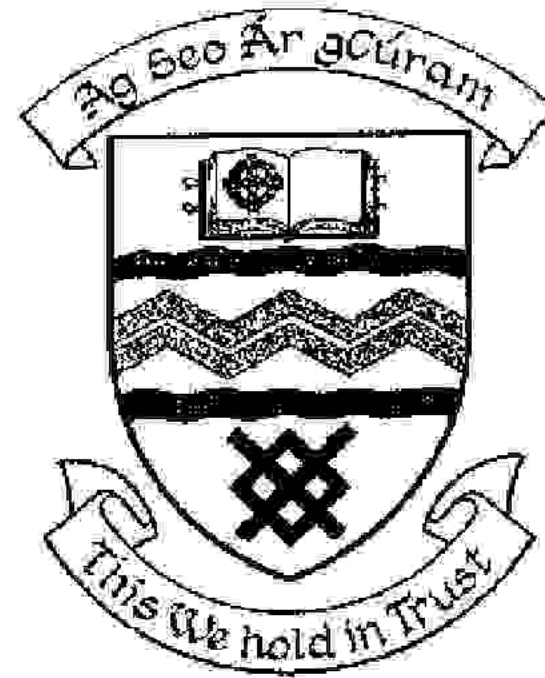
19/02/02

Kenny Kane Associates,
12-13 Cumberland Street,
Dun Laoghaire,
Co. Dublin.

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REG REF. S01A/0864

Reasons

- 1 Having regard to the inadequate parking provision and the location of the site on the heavily trafficked Old Dublin Road and the junction with Ballydowd Grove, the proposed development would constitute substandard overdevelopment of the site which would result in the generation of additional traffic/turning movements and increased off street parking. At this location there is already haphazard parking/diminished vision splays and therefore the proposed development would endanger public safety by reason of traffic hazard, and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development by nature of its height and scale in such close proximity to no 1a Ballydowd Grove would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.
- 3 Insufficiency of off street parking would lead to on street parking in the vicinity of a junction which would endanger public safety by reason of a traffic hazard.