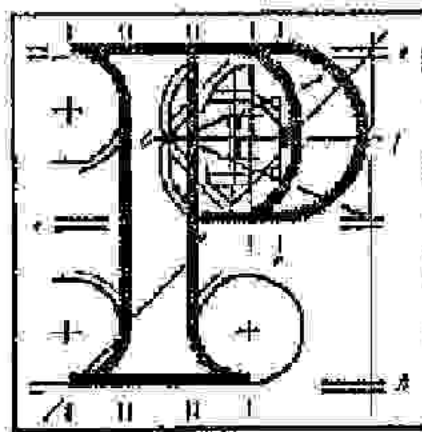


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0883
1. Location	St. Andrews Court, Main Street, Lucan, Co. Dublin.	
2. Development	Residential development of 6 no. 2 bed and 4 no. 1 bed apartments adjoining existing apartments	
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 15/01/2001 1. 17/01/2001 2. 2.
4. Submitted by	Name: Pierce & Associates Architects Address: 104 Francis Street, Dublin 8.	
5. Applicant	Name: J. Linnane, Address: 39 Kew Park Avenue, Lucan, Co. Dublin.	
6. Decision	O.C.M. No. 0569 Date 16/03/2001	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	17/04/2001	Written Representations
9. Appeal Decision	08/11/2001	Refuse Permission
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.

# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0883

**APPEAL** by J. Linnane care of Pierce Associates of 104 Francis Street, Dublin against the decision made on the 16<sup>th</sup> day of March, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a residential development consisting of six number two bedroom and four number one bedroom apartments adjoining existing apartments at Saint Andrews Court, Main Street, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

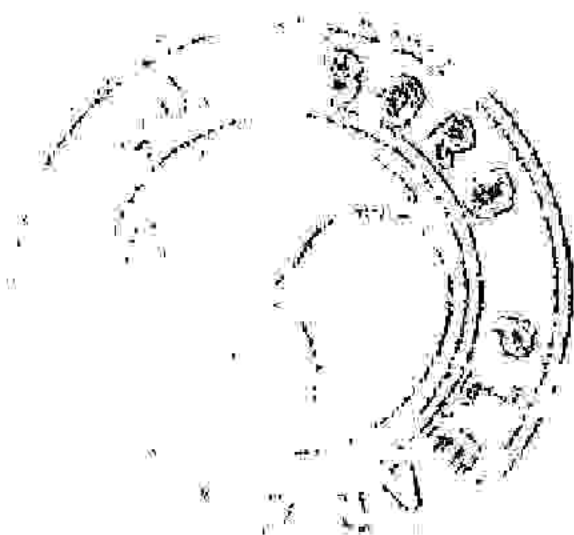
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999 permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## FIRST SCHEDULE

1. The proposed development of a three-storey apartment block in close proximity to the boundaries with residential property, would seriously injure the amenities and depreciate the value of neighbouring residential property to the south and to the east by reason of overlooking.
2. Having regard to the requirements for the provision of open space and car parking as set out in the current Development Plan for the area and the unsatisfactory relationship with neighbouring residential property and with the existing apartment building on site, it is considered that the proposed development would constitute over-development of this restricted site, and would contravene materially the development objectives as set out in the 1998 South Dublin County Development Plan, which objectives are considered reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.

*BA*

3. The proposed development, by reason of its height and its location within the designated Conservation Area at Lucan Village and proximity to Saint Andrews Church (a protected structure), would seriously detract from the amenity, character and heritage of the Conservation Area and the protected structure. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Brian Hunt

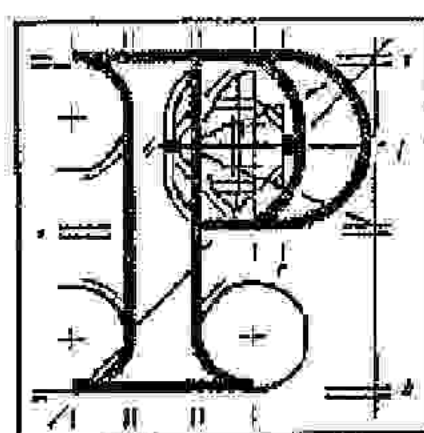
**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this 8<sup>th</sup> day of November 2001.



	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0883	
1. Location	St. Andrews Court, Main Street, Lucan, Co. Dublin.		
2. Development	Residential development of 6 no. 2 bed and 4 no. 1 bed apartments adjoining existing apartments		
3. Date of Application	21/12/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 15/01/2001 2.	1. 17/01/2001 2.
4. Submitted by	Name: Pierce & Associates Architects Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: J. Linnane, Address: 39 Kew Park Avenue, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0569  Date 16/03/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	17/04/2001	Written Representations	
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# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0883

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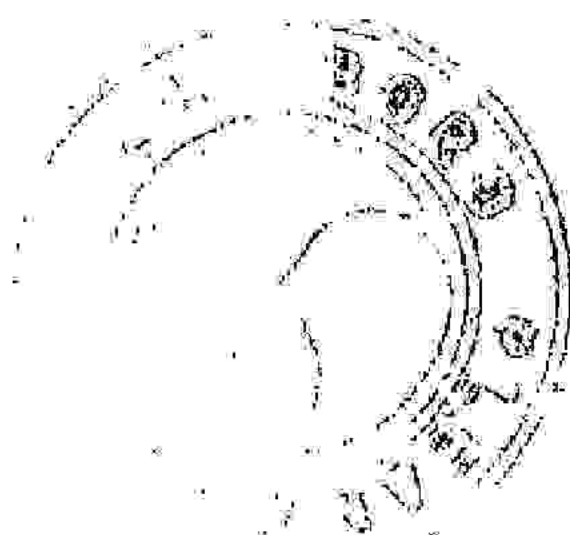
**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999 permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## FIRST SCHEDULE

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*Handwritten signature/initials*

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Brian Hunt

Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 8<sup>th</sup> day of November 2001.