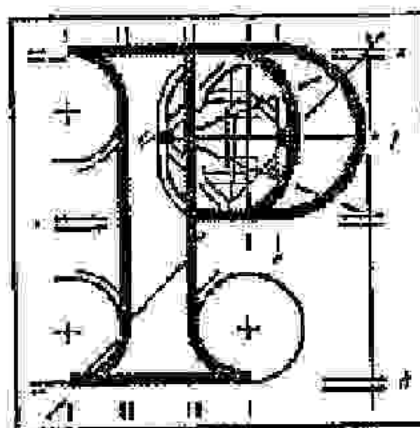


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0582	
1. Location	La Touka, Ballyowen Lane, Lucan, Co. Dublin.		
2. Development	The provision of 12 no. 1 bedroom ground floor apartments, with 12 No. 2 bedroom duplex apartments over, in 4 No. blocks, including ancillary site works, car parking and landscaping and also the demolition of existing habitable dwellings and outbuildings.		
3. Date of Application	16/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John D. O'Keeffe & Associates, Address: 17 Ailesbury Grove, Dundrum, Dublin 16.		
5. Applicant	Name: Mr. & Mrs. Caleb & Gill Powell, Address: La Touka, Ballyowen Lane, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2215a Date 12/10/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	13/11/2000	Written Representations	
9. Appeal Decision	12/09/2001	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/0582

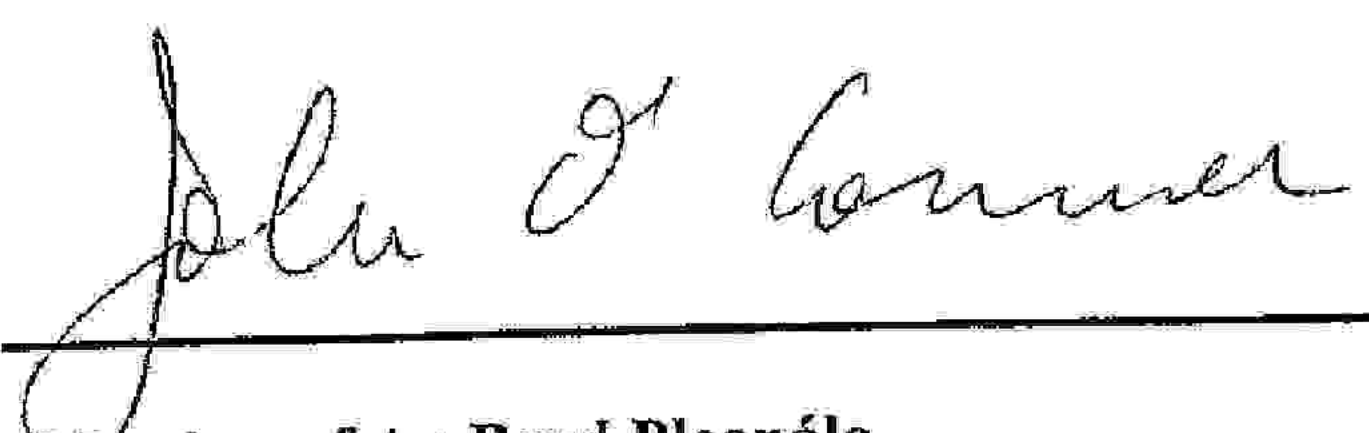
APPEAL by Caleb and Jill Powell care of John O'Keeffe and Associates of The Paddock, 17 Ailesbury Grove, Dundrum, Dublin against the decision made on the 12th day of October, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of 12 number one bedroom ground floor apartments with 12 number two bedroom duplex apartments over in four blocks including ancillary site works, car parking and landscaping and the demolition of habitable dwelling and outbuildings at La Touka, Ballyowen Lane, Lucan, County Dublin:

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.

SCHEDULE

1. It is considered that the proposed development, notwithstanding the revisions submitted in the course of the appeal, would endanger public safety by reason of traffic hazard having regard to the additional traffic turning movements the development would generate on a narrow substandard road at a point where sightlines are restricted in a southerly direction and to the proximity of the access proposed to the junction of Ballyowen Lane with the N4 dual carriageway.

2. The proposed development of three-storey blocks, notwithstanding the revisions submitted in the course of the appeal, in close proximity to the boundaries with single storey residential properties, would constitute an overbearing form of development and would result in overlooking of the adjoining residential properties. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.



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

Dated this 12th day of Sept, 2001.