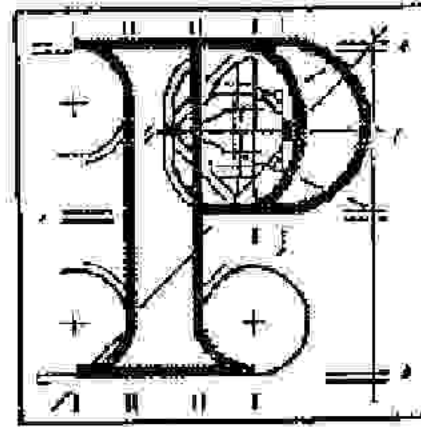


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0569	
1. Location	Rose Cottage, Lucan, Co. Dublin.		
2. Development	Two storey pitched roof extension incorporating new offices to first floor with commercial/retail unit to ground floor to the rear.		
3. Date of Application	11/08/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 09/10/2000 2.	1. 2.
4. Submitted by	Name: Santry and Associates Architects, Address: 6 Esker Meadow Court, Lucan,		
5. Applicant	Name: Watarrka Ltd., Address: Rose Cottage, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 2281 Date 09/10/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	07/11/2000	Written Representations	
9. Appeal Decision	06/06/2001	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/0569

APPEAL by Watarrka Limited care of Manahan and Associates of 38 Dawson Street, Dublin against the decision made on the 9th day of October, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a two-storey pitched roof extension incorporating new offices to first floor with commercial/retail unit to ground floor to the rear of Rose Cottage, 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 reason set out in the Schedule hereto.

SCHEDULE

Having regard to the scale of the proposed development and the multiplicity of uses in the building, it is considered that the lack of adequate on-site car parking provision would give rise to on-street car parking on a street which already suffers from parking pressure. The proposed development would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users and would be contrary to the proper planning and development of the area.

Rosebird Nixon

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

Dated this 6th day of June 2001.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 2281	Date of Decision 09/10/2000
Register Reference S00A/0569	Date 11/08/00

Applicant Watarrka Ltd.,

Development Two storey pitched roof extension incorporating new offices to first floor with commercial/retail unit to ground floor to the rear.

Location Rose Cottage, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 09/10/2000 /

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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

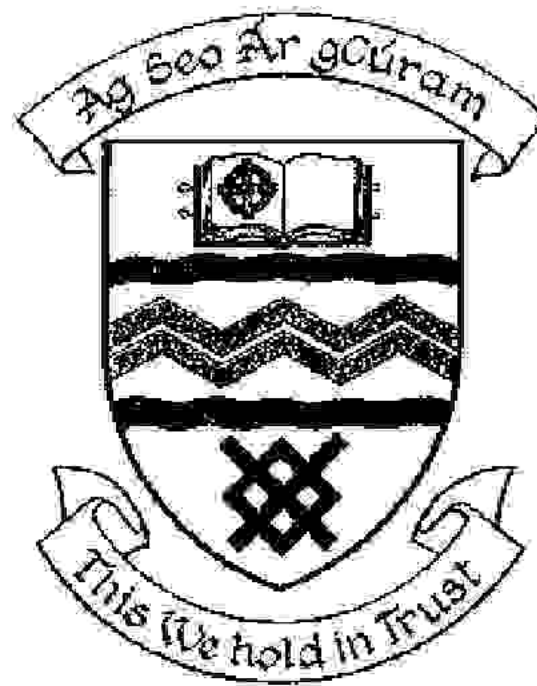
.....M.T..... 09/10/00
for SENIOR ADMINISTRATIVE OFFICER

Santry and Associates Architects,
6 Esker Meadow Court,
Lucan,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL
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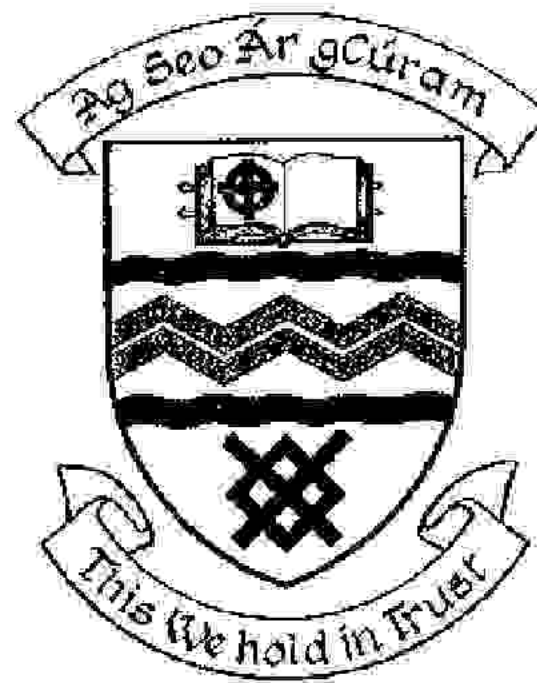
Reasons

- 1 The proposed development, owing to a lack of adequate on-site parking provision, would lead to on-street car parking on a street which already suffers from parking pressure and would thereby endanger public safety by reason of a traffic hazard and/or obstruction of road users. The proposed development would therefore contravene the objectives of the South Dublin County Development Plan, 1998, in relation to parking and would thus be contrary to the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2276	Date of Decision 09/10/2000
Register Reference S00A/0570	Date: 11/08/00

Applicant Techman Ireland Ltd.,
Development For a 740m2 extension to side of existing industrial unit
with associated car parking and site works.

Location Unit 13B, Cherry Orchard, Industrial Estate, Dublin 10.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 11/08/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

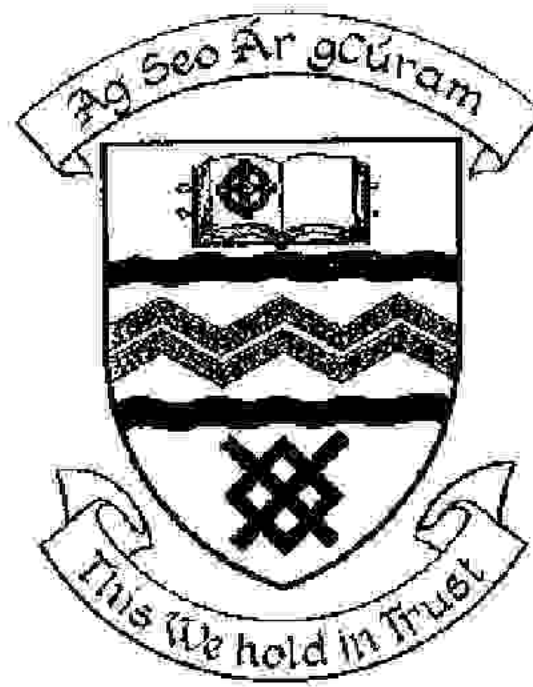
- 1 The applicant is requested to submit any revised proposals they may have to reduce the roof height of the proposed extension to the existing level. In this regard, the applicant shall conduct a visual appraisal of the proposal which illustrates its impact when perceived from the rear of the dwellings along Oakcourt Park and from that public road.
- 2 The applicant is requested to submit an accurate section through the site and the adjoining residential development, which shows the dwellings as single storey. Details of levels on the site, at the boundary and at neighbouring residential properties to be submitted.
- 3 The applicant is requested to indicate the proposed use of the extension.
- 4 The applicant proposes to connect to a surface water sewer running parallel to the front of the site. The surface water sewer is indicated in the pathway closest to the site (Drawing No. J29 PL 03). Council records do not indicate a

Keenan Lynch Architecture,
4 Herbert Place,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0570

surface water sewer in this pathway. The applicant is requested to submit full details of proposed drainage, including pipe sizes, gradients, cover and invert levels up to and including connection to the public surface water sewer.

Signed on behalf of South Dublin County Council

MY
.....
for Senior Administrative Officer

09/10/00