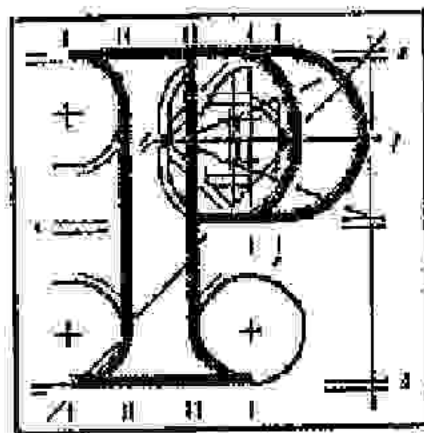


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S00A/0367	
1. Location	Tom Halpin Steel, Grangemills, Newcastle Road, Lucan, Co. Dublin.		
2. Development	Extension to the side of existing industrial unit with new mezzanine floor to the rear, all new floor area totalling 170 sq.m. with new pitched roof over		
3. Date of Application	30/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mrs. Norah Halpin, Address: 2 Glenaulin Road, Palmerstown,		
5. Applicant	Name: Mrs. Norah Halpin, Address: 2 Glenaulin Road, Palmerstown, Dublin 20,		
6. Decision	O.C.M. No. 1683 Date 27/07/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	28/08/2000	Written Representations	
9. Appeal Decision	27/02/2001	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/0367

APPEAL by Norah Halpin of 2 Glenaulin Road, Palmerstown, Dublin against the decision made on the 27th day of July, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of an extension to the side of existing industrial unit with new mezzanine floor to rear, all new floor area totalling 170 square metres with new pitched roof over, at Grangemills, Newcastle Road, 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

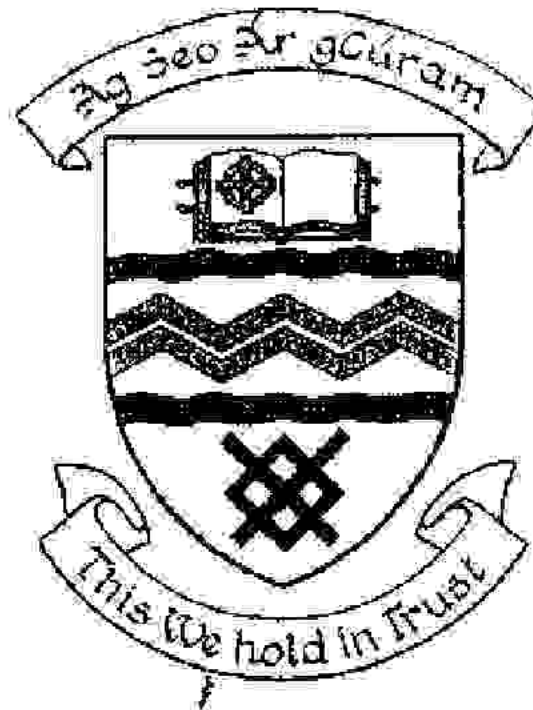
The proposed development would seriously detract from the setting, character and amenities of the adjacent protected structure by reason of its height and proximity to the southern site boundary. The proposed development would, therefore, be contrary to the proper planning and development of the area.

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

Dated this 27th day of February 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0367	
1. Location	Tom Halpin Steel, Grangemills, Newcastle Road, Lucan, Co. Dublin.		
2. Development	Extension to the side of existing industrial unit with new mezzanine floor to the rear, all new floor area totalling 170 sq.m. with new pitched roof over		
3. Date of Application	30/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mrs. Norah Halpin, Address: 2 Glenaulin Road, Palmerstown,		
5. Applicant	Name: Mrs. Norah Halpin, Address: 2 Glenaulin Road, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1683 Date 27/07/2000	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
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: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
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 1683	Date of Decision 27/07/2000
Register Reference S00A/0367	Date 30/05/00

Applicant Mrs. Norah Halpin,

Development Extension to the side of existing industrial unit with new mezzanine floor to the rear, all new floor area totalling 170 sq.m. with new pitched roof over

Location Tom Halpin Steel, Grangemills, Newcastle 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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER 27/07/00

Mrs. Norah Halpin,
2 Glenaulin Road,
Palmerstown,
Dublin 20.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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REG REF. S00A/0367

Reasons

- 1 Council policy regarding non-conforming uses allows their extensions or improvements where the proposed development would not be seriously injurious to the amenities of the area and would not prejudice the proper planning and development of the area. In the case of this application, the proposal is not considered acceptable by virtue of: the scale of the proposal, which constitutes a substantial re-development of a non-conforming use; the inadequate provision of off-street car parking; the lack of circulation space; the sub-standard vision splays; the unsatisfactory relationship of the proposed structure to a Protected Structure; and the undesirable impact on an adjoining residential property. The proposed development therefore materially contravenes the zoning objective for the area, which is "to protect and improve rural amenity and to provide for the development of agriculture", and does not conform with the proper planning and development of the area.
- 2 The proposed development would seriously injure the amenities and depreciate the value of a neighbouring residential property, by virtue of the height of the proposed structure in close proximity to the residential property. The proposal does not therefore conform with the proper planning and development of the area.
- 3 The proposal would endanger public safety by reason of a traffic hazard due to the generation of additional traffic turning movements onto a substandard rural road.
- 4 The proposal would tend to create traffic congestion due to the lack of off-street car parking and inadequate loading/unloading spaces.
- 5 The proposal, which constitutes overdevelopment of the site in close proximity to a Protected Structure (List 02 Ref. 079 in the 1998 South Dublin County Development Plan), would interfere with the integrity of the protected Structure. The proposal does not therefore conform with the proper planning and development of the area.