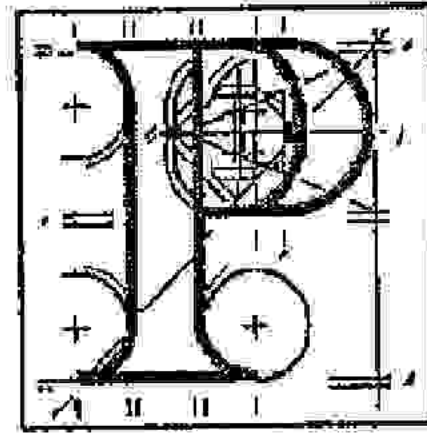


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0035	
1. Location	Clonard with access to Esker Hill, Lucan/Newlands Road, Lucan, Co. Dublin.		
2. Development	Construction of 7 no. two bedroom apartments and 1 no. one bedroom apartment in 2 no. two storey blocks and demolition of existing house.		
3. Date of Application	27/01/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Pierce & Associates Architects, Address: 104 Francis Street, Dublin 8.		
5. Applicant	Name: G. & R. Developments Ltd., Address: 1B Village Court, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0596 Date 23/03/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	20/04/2000	Written Representations	
9. Appeal Decision	17/11/2000	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

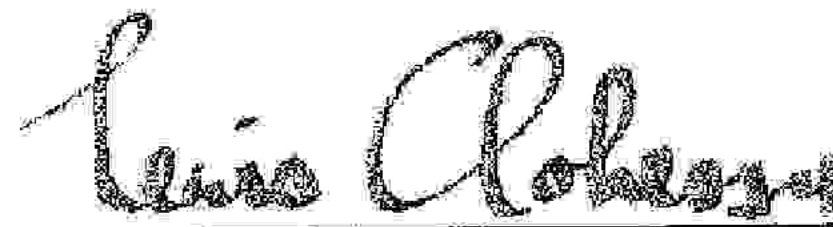
Planning Register Reference Number: S00A/0035

APPEAL by G. and R. Developments Limited care of Pierce and Associates Architects of 104 Francis Street, Dublin against the decision made on the 23rd day of March, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of seven number two bedroom apartments and one number one bedroom apartment in two number two-storey blocks and demolition of existing house at Clonard with access to Esker Hill, Lucan/Newlands 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

It is considered that the proposed development, by reason of its scale and location, and its likely disturbance to trees on and in the vicinity of the site, including those trees on the face of the adjoining escarpment, which are the subject of a specific protection and preservation objective in the current South Dublin County Development Plan, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and development of the area.

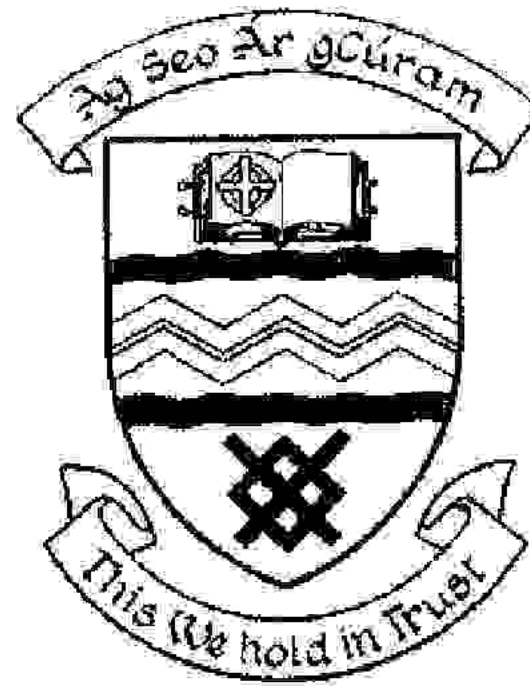


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 17th day of November 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No: S00A/0035	
1. Location	Clonard with access to Esker Hill, Lucan/Newlands Road, Lucan, Co. Dublin.		
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6. Decision	O.C.M. No. 0596 Date 23/03/2000	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
Facs: 01-414 9104

**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 0596	Date of Decision 23/03/2000 <i>MA</i>
Register Reference S00A/0035	Date 27/01/00

Applicant G. & R. Developments Ltd.,

Development Construction of 7 no. two bedroom apartments and 1 no. one bedroom apartment in 2 no. two storey blocks and demolition of existing house.

Location Clonard with access to Esker Hill, Lucan/Newlands 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

MA
.....
for SENIOR ADMINISTRATIVE OFFICER

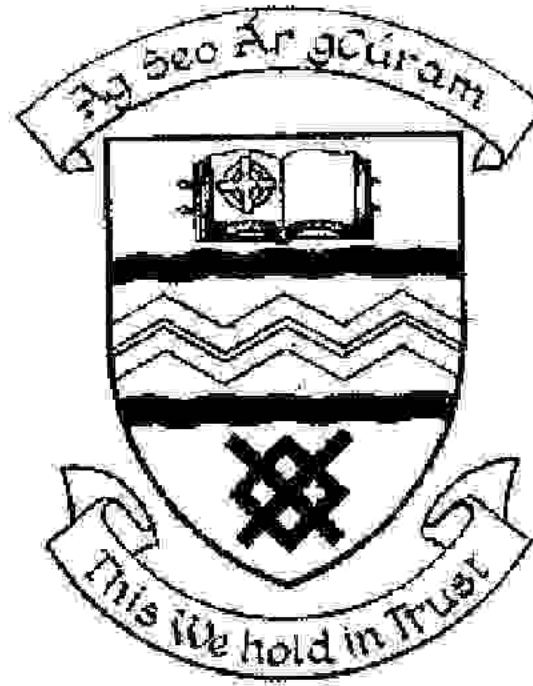
23/03/00

Pierce & Associates Architects,
104 Francis Street,
Dublin 8.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
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PLANNING
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REG REF. S00A/0035

Reasons

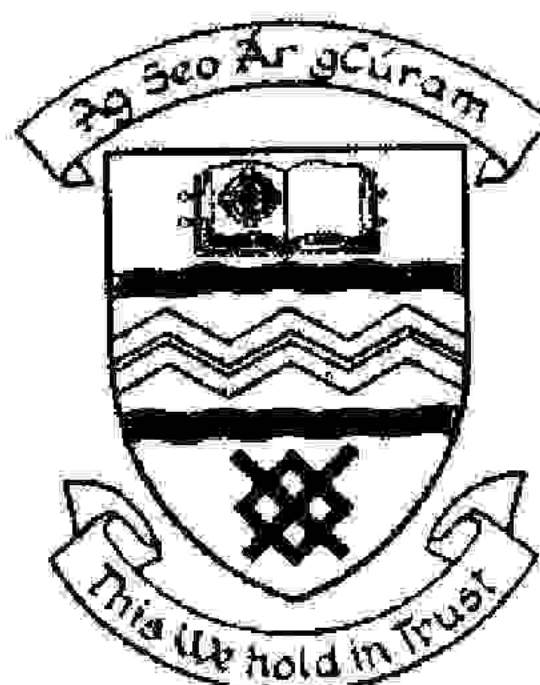
- 1 It is considered that the proposed development, by reason of its likely disturbance to trees on and in the vicinity of the site, including those trees on the face of the adjoining escarpment, which are the subject of a specific protection and preservation objective in the South Dublin County Development Plan, 1998, would seriously injure the visual amenities of the area and would, therefore be contrary to the proper planning and development of the area.
- 2 The proposed development, which involves a first floor balcony on the north-east elevation of Block No. 2, would result in excessive overlooking of the private garden area of the adjoining residential property to the north and east. The proposed development would, therefore, seriously injure the amenities and depreciate the value of residential property in the vicinity.
- 3 The proposal to drain surface water by means of on-site soakage is not acceptable on this elevated site, in close proximity to severe slopes and residential properties, as it would seriously injure the amenities of property in the vicinity.

MG

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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**SEOMRA AN
CHOMHAIRLE**
P.O. Box 4122
Town Centre, Tallaght
Dublin 24

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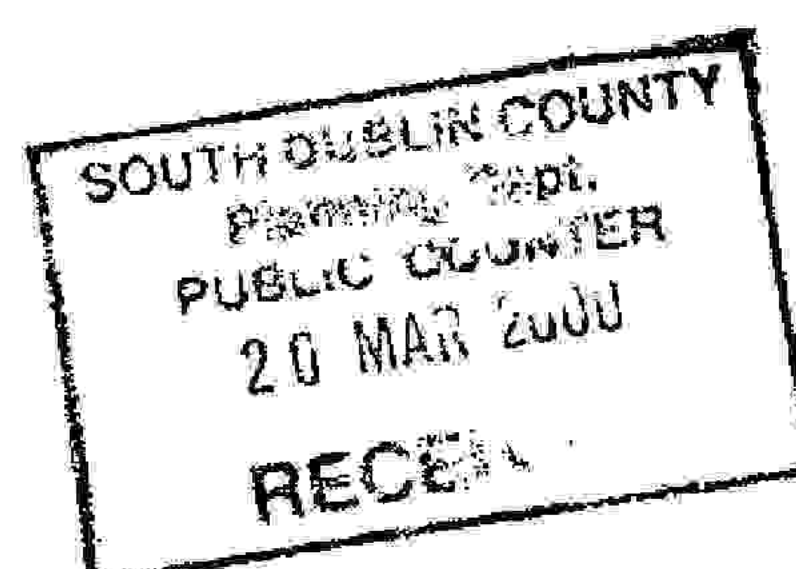
16th March 2000

Mr. Abe Jacob
Senior Administrative Officer
South Dublin County Council

Per Fax No. 414 9104

Ref: 5004/0035

Dear Mr. Jacob,



I wish the following points to be considered in relation to the above planning application.

- 1) The size, scale and density of the proposed development will be out of character with neighbouring and nearby properties which consist of two storey semi-detached or detached dwellings.
- 2) The proposed development is at a location overlooking Lucan Village. The impact on Lucan Village of the proposed development particularly in light of objectives for Lucan Village and District/Local Centres contained in the South Dublin County Development Plan 1998 should be considered.
- 3) The impact of the proposed development on trees and woodlands which it is a special objective of the South Dublin County Development Plan 1998 to protect.
- 4) The effect of the proposed development on the flora and fauna of the area.
- 5) The entrance/exit to the development leads to Esker Hill at a Bend and near the entrance/exit to Esker Lawn/Esker Road. Traffic congestion and traffic problems may arise from the proposed development.

Yours sincerely,


COUNCILLOR JOANNA TUFFY