

# COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference <b>P.C. 13139</b>	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 <b>PLANNING REGISTER</b>		REGISTER REFERENCE <b>M.2553</b>
1. LOCATION	Lucan Demesne, Co. Dublin. <span style="font-size: 2em; float: right;">S</span>		
2. PROPOSAL	11 dwellinghouses		
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars
			(a) Requested (b) Received
	P.	3.10.'77	<div style="display: flex; justify-content: space-between;"> <div>1. _____ 2. _____</div> <div>1. _____ 2. _____</div> </div>
4. SUBMITTED BY	Name: Donald Cromer, Esq., Architect, Address: 2, Pettycannon Yard, Lucan, Co. Dublin.		
5. APPLICANT	Name: The Cromer Family, Address: Lucan, Co. Dublin.		
6. DECISION	O.C.M. No.	P/4254/77	Notified 2nd December, 1977
	Date	30/11/'77	Effect Outline Permission Refused
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	6th January, '78	Decision 21st June, 1978
	Type	1st Party	Effect Outline Permission Refused by An Bord Pleanala
9. APPLICATION SECTION 26 (3)	Date of application		Decision
			Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.			
15.			
16.			

Prepared by \_\_\_\_\_  
 Checked by \_\_\_\_\_

Copy issued by \_\_\_\_\_  
 Date \_\_\_\_\_  
 Co. Accts. Receipt No. \_\_\_\_\_

Registrar.

Grid Ref.	O.S. Sheet

*Rep File*

**DUBLIN COUNTY COUNCIL**

TELEPHONE: 42951 (EXT. 131)

Planning Department,  
46-49 Dame Street,  
Dublin 2.

**NOTIFICATION OF A DECISION TO REFUSE:  
OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~ :**  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To: .....  
..... **Donald Cromer,** .....  
..... **2, Pettycannon Yard,** .....  
..... **Lucan, Co. Dublin,** .....

Register Reference No: **M. 2553.**

Planning Control No: **13139.**

Application received **3/10/77.**

APPLICANT: **The Cromer Family.**

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order **P/4257/77** dated **30th November, 1977.** decide to refuse:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

for **Proposed 11-dwellinghouses at Lucan Demesne,**

for the following reasons:

1. It is an objective of the Planning Authority, as expressed in the Development Plan, that the area within which this site is located be preserved as an area of high amenity. The proposed development would be in conflict with this objective and would militate against the preservation of the high amenity River Liffey Valley.
2. The proposed development which proposes access onto the heavily trafficked National Primary Route would endanger public safety by reason of traffic hazard, particularly at this point where high vehicle speeds are attained.
3. There are no public piped water or sewerage facilities available to serve the proposed development.
4. The proposed development would be premature by reason of the said existing deficiency in the provision of public piped water and sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
5. It is contrary to the policy of the Planning Authority to permit housing development such as proposed on the basis of septic tank drainage in this area.
6. The site is located in an area in which it is an objective of the Planning Authority in the Development Plan "to provide for the preservation of trees and woodland". The applicant has not indicated what effect the proposed development would have on existing trees and woodland.
7. No public open space has been provided for within the development.

Signed on behalf of the Dublin County Council: .....

*M. K.*  
**2nd December**  
Date: **1st November, 1977.**

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, (Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.

PL 6/5/40936

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: M.2553

APPEAL by The Cromer Family, care of Donald Cromer, Lucan, County Dublin against the decision made on the 30th day of November, 1977, by the Council of the County of Dublin deciding to refuse to grant an outline permission for the erection of eleven houses at Lucan Demesne, Lucan:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976 outline permission is hereby refused for the erection of the said eleven houses for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is an objective of the planning authority, as expressed in the Dublin County Development Plan, that the area in which the site is located be reserved as an area of high amenity. This objective is considered reasonable and the proposed development would be in conflict with it and would militate against the preservation of the high amenity value River Liffey Valley area.
2. The proposed development would endanger public safety by reason of traffic hazard because the site is located on a heavily-trafficked national primary road and the additional traffic-turning movements generated by the development would interfere with the safety and free flow of traffic at a point where vehicle speeds are high.
3. There is no public sewer available to serve the development and the proposed development would accordingly be premature by reason of the existing deficiency in the provision of public sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.

SEAN O'RIEN

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

Dated this 21<sup>st</sup> day of June, 1978