

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference P.C. 12090	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 PLANNING REGISTER		REGISTER REFERENCE G. 354
1. LOCATION	The Cottage, Chapel Hill, Lucan, Co. Dublin		
2. PROPOSAL	2 Two-Storey Blocks of Flats		
3. TYPE & DATE OF APPLICATION	TYPE D.P.	Date Received 22nd Feb. 1974.	Date Further Particulars (a) Requested 1. 2. (b) Received 1. 2.
4. SUBMITTED BY	Name Ciaran B. Conroy, Address 13A Lion Road, Rathgar, DUBLIN 6.		
5. APPLICANT	Name M. H. Lynch, Address Main Street, Lucan, Co. Dublin.		
6. DECISION	O.C.M. No. P/2066/74 Date 28/6/74		Notified 28/6/74 Effect Outline Permission Refused
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified Type		Decision Effect
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 byRegistrar.

Date

Co. Accts. Receipt No.

Grid Ref.

O.S. Sheet

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:

..... C. R. Conroy, Esq.,
..... 13A Lion Road, Rathgar,
..... Dublin 6,

Register Reference No: G.354...

Planning Control No: 12090

Application received 22/2/74

Housing Act decision: 28/5/74

APPLICANT: M. H. Lynch.

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/2066/74 dated 28th June, 1974 decide to refuse:

OUTLINE PERMISSION;

~~PERMISSION~~~~APPROVAL~~

for Proposed two 2-storey blocks of flats at The Cottages, Chapel Hill, Lucan

for the following reasons:

1. The site of the proposed development is located in an area zoned "Q" To preserve an area of high amenity. The proposal to retain the existing two-storey house in front of two new storey blocks of flats would be in compatible with the zoning provision of the Development Plan for the following reasons:-

(a) The retention of the existing house would be visually objectionable as seen from the adjoining road and from the new development.

(b) The existing house has an adequate building line.

(c) The existing house is damp and generally of a dilapidated appearance particularly in the context of the new development surrounding it, both existing and proposed.

(d) The existing house would result in inadequate sight lines thereby creating a traffic hazard to those entering and leaving the premises to the rear.

2. No details have been submitted showing a long section from the existing road to the River Liffey; the location and type of existing trees; the spread of existing tree cover near the River Liffey.

4. The siting of the blocks of flats is unsatisfactory and the gable ends are too near the boundaries.

5. No details of traffic flow are given.

Signed on behalf of the Dublin County Council:

Mary Harrington

Date: 28th June, 1974

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.