

# COMHAIRLE CHONTAE ÁTHA CLIATH

| P. C. Reference                           | LOCAL GOVERNMENT (PLANNING AND<br>DEVELOPMENT) ACT 1963 & 1976<br><br>PLANNING REGISTER |  | REGISTER REFERENCE<br><br>86A/1340   |                          |  |               |              |   |                    |
|---|---|--|--|--------------------------|--|---------------|--------------|---|--------------------|
| 1. LOCATION                               | Ardfield House, Leixlip Road, Lucan   |  |  |                          |  |               |              |   |                    |
| 2. PROPOSAL                               | Retention of offices, yard and party wall and permission for one bedroomed apartment    |  |  |                          |  |               |              |   |                    |
| 3. TYPE & DATE OF APPLICATION             | TYPE  | Date Received  | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Date Further Particulars</th> </tr> <tr> <th style="width: 50%; text-align: center;">(a) Requested</th> <th style="width: 50%; text-align: center;">(b) Received</th> </tr> <tr> <td style="vertical-align: top;"> 1. Time ext. up to &amp; incl., 14/1/87<br/> 2. </td> <td style="vertical-align: top;"> 1. ....<br/> 2. .... </td> </tr> </table> | Date Further Particulars |  | (a) Requested | (b) Received | 1. Time ext. up to & incl., 14/1/87<br>2. | 1. ....<br>2. .... |
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| (a) Requested                             | (b) Received  |  |  |                          |  |               |              |   |                    |
| 1. Time ext. up to & incl., 14/1/87<br>2. | 1. ....<br>2. ....  |  |  |                          |  |               |              |   |                    |
| 4. SUBMITTED BY                           | Name Mr. Anthony Darcy,<br>Address 38 St. Fintans Villas, Deansgrange, Blackrock        |  |  |                          |  |               |              |   |                    |
| 5. APPLICANT                              | Name Mr. Maurice Joyce,<br>Address  |  |  |                          |  |               |              |   |                    |
| 6. DECISION                               | O.C.M. No. P/101/87<br><br>Date 12th Jan., 1987   | Notified 12th Jan., 1987<br><br>Effect To refuse permission          |  |                          |  |               |              |   |                    |
| 7. GRANT                                  | O.C.M. No.<br><br>Date  | Notified<br><br>Effect   |  |                          |  |               |              |   |                    |
| 8. APPEAL                                 | Notified 28/1/87<br><br>Type 1st Party  | Decision Permission refused by<br>Effect An Bord Pleanála<br>29/7/87 |  |                          |  |               |              |   |                    |
| 9. APPLICATION SECTION 26 (3)             | Date of application   | Decision<br><br>Effect   |  |                          |  |               |              |   |                    |
| 10. COMPENSATION                          | Ref. in Compensation Register   |  |  |                          |  |               |              |   |                    |
| 11. ENFORCEMENT                           | Ref. in Enforcement Register  |  |  |                          |  |               |              |   |                    |
| 12. PURCHASE NOTICE                       |   |  |  |                          |  |               |              |   |                    |
| 13. REVOCATION or AMENDMENT               |   |  |  |                          |  |               |              |   |                    |
| 14.                                       |   |  |  |                          |  |               |              |   |                    |
| 15.                                       |   |  |  |                          |  |               |              |   |                    |

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

County Dublin

Planning Register Reference Number: 86A/1340

APPEAL by Maurice Joyce, care of Hannigan, Whyte and Associates of Main Street, Leixlip, County Kildare, against the decision made on the 12th day of January, 1987, by the Council of the County of Dublin to refuse permission for development comprising retention of offices, yard and party wall and for provision of one bedroomed apartment at Ardfield House, Leixlip Road, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

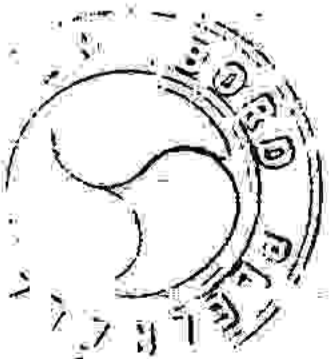
SCHEDULE

1. The proposed development is located in an area zoned as zoning objective A "to protect and/or improve residential amenities", in the Dublin County Development Plan 1983. This zoning objective is considered reasonable and the proposal would contravene this zoning objective and would thus be contrary to the proper planning and development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard as it would generate additional traffic movements and interfere with the safety and free flow of traffic on the heavily trafficked and substandard N4 Dublin/Sligo National Primary Route.
3. The proposed development is considered to be unacceptable as no private open space has been provided to serve the proposed residential apartment.

Ann Cnr. Quinn

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

Dated this 29<sup>th</sup> day of July, 1987.



# DUBLIN COUNTY COUNCIL

724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

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

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To Maurice Joyce,  
Lucan Lodge,  
Lucan,  
Co. Dublin.  
Applicant M. Joyce.

Register Reference No. 86A/1340  
Planning Control No.   
Application Received 19/9/'86  
Time Ext. up to & incl. 14/1/'87  
Additional Information Received

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/101/87, dated 12/1/'87, decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For Proposed retention of offices, yard and party wall and permission for one  
bedroomed apartment at Ardfield House, Leixlip Road, Lucan.  
for the following reasons:

1. The site of the proposed development is located in an area zoned 'A' in the Development Plan "to preserve and improve residential amenity". The proposed development of a commercial nature would be in conflict with that objective and would be seriously injurious to the amenities of property in the area.
2. The development would endanger public safety by reason of a traffic hazard in that it generates additional traffic turning movements onto the heavily trafficked and substandard Leixlip Road.
3. No private use open space has been provided to serve the proposed apartment.
4. A combined system of drainage (foul and surface water) is unacceptable to the Planning Authority.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date 12th January, 1987

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36 (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36 (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.

Maurice Joyce,  
Lucan Lodge,  
Lucan,  
Co. Dublin

86A/1340

17.11.86

RE/ Proposed retention of offices, yard and party wall and permission for  
one bedroomed apartment at Ardfield House, Leixlip Road, Lucan for  
M. Joyce

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Dear Sir,

With reference to your planning application received here on the 19.9.86  
(letter for extension period received 17.11.86), in connection with the above,  
I wish to inform you that:-

In accordance with Section 26(4A) of the Local Government (Planning and  
Development) Act, 1963, as amended by Section 39(F) of the Local Government  
(Planning and Development) Acts, 1976, the period for considering this  
application within the meaning of Subsection (4A) of Section 26 has been  
extended up to and including the 14th January, 1987.

Yours faithfully,

  
\_\_\_\_\_  
for Principal Officer.