

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1194	
1. LOCATION	rear The Mall, Main St., Lucan,			
2. PROPOSAL	Two storey office building,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars	
			(a) Requested	(b) Received
	OP	26th June 1980	1. _____ 2. _____	1. _____ 2. _____
4. SUBMITTED BY	Name	Morris McCollough & Assocs.,		
	Address	Iveagh Court, Harcourt Road,		
5. APPLICANT	Name	Niall Hannon,		
	Address	16, Berkeley Road,		
6. DECISION	O.C.M. No.	PA/1775/80	Notified	25th August 1980
	Date	25th August 1980	Effect	To refuse 0. Permission
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	3rd Oct., 1980	Decision	Permission refused (0) by An Bord Pleanála,
	Type	1st Party,	Effect	13th May, 1981
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 _____		Copy issued by _____ Registrar.		
Checked by _____		Date _____		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No. _____		

PL. 6/5/51166

AN BORD PLEANÁLA

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

County Dublin

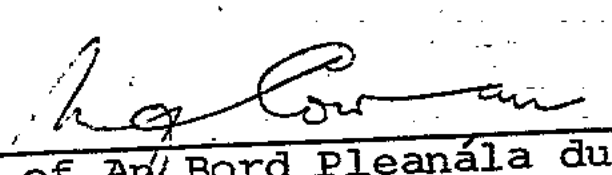
Planning Register Reference Number: T.A. 1194

APPEAL by Niall Hannon, of 16, Berkeley Road, Dublin, against the decision made on the 25th day of August, 1980, by the Council of the County of Dublin, deciding to refuse to grant an outline permission for the erection of a two-storey office building on a site at the rear of the Mall, Main Street, 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 two-storey office building for the reasons set out in the Schedule hereto.

SCHEDULE

1. There are no foul sewerage facilities available to serve the proposed development and the proposal would accordingly be premature by reference to this deficiency and the period within which such deficiency may reasonably be expected to be made good.
2. The proposed development would endanger public safety by reason of traffic hazard because of the generation of traffic along an inadequate laneway and through a sub-standard junction with the adjoining Lucan Main Street.
3. The proposed development by reason of an inadequate site area and insufficient on-site car-parking facilities would constitute overdevelopment of the site, and this would 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 3rd day of May, 1981.

DUBLIN COUNTY COUNCIL

Telephone 724755
Ext.: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

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

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

To:

..... **Morris, McCullough and Associates,**
..... **Architects,**
..... **Iveagh Court,**
..... **Harcourt Road, Dublin 2.**

Register Reference No. **T.A. 1194**
Planning Control No. **16641**
Application Received **26/6/80**
Additional Inf. Recd.

APPLICANT ... **Niall Hannon.**

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/ **A/1775/80** dated **25th August, 1980** decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For **proposed two-storey office building at rear of the Mall, Main Street, Lucan,**
Co. Dublin.

for the following reasons:

1. There is no foul sewer available to serve the proposed development.
2. The proposed development would be premature by reason of the said existing deficiency in the provision of foul sewer facilities and the period within which such deficiency may reasonably be expected to be made good.
3. The proposed development would endanger public safety by reason of traffic hazard, because it would generate traffic on the narrow and inadequate laneway leading to the Lucan Main Street. The situation is further worsened due to the junction of the laneway with Lucan Main Street being substandard, having inadequate kerb radii.
4. Sufficient car parking spaces have not been provided, due mainly to the area of the site being too small. This would lead to roadside parking on both the laneway and Lucan Main Street, which would endanger public safety by reason of a traffic hazard.
5. The site of the proposed development is located in an area zoned "to provide for shopping and commercial development". The application is ambiguous in that the advertisement and form of application refer to a "two-storey office development", whereas the lodged plans refer to a light industrial building. In either event, the proposed development represents overdevelopment of this small site and would be seriously injurious to the amenities of adjoining residential properties.
6. No evidence has been submitted as to the access to the site or the applicant's interest in the laneway adjoining the site.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date **25th August, 1980.**

NOTE: An appeal against the decision may be made to An Bord Pleanála 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 must be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanála, Floor 2, Irish Life Centre, Blocks 6 & 7, Lower Abbey Street, Dublin 1. It must be accompanied by a deposit of £10. 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.