

COMHAIRLE CHONTAE ÁTHA CLIATH

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File Reference		LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE TA 1103	
1. LOCATION		Lucan Lodge, Lucan, Co. Dublin.			
2. PROPOSAL		3 bedroom house,			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 13th June 1980	Date Further Particulars		
			(a) Requested		(b) Received
			1. 2.	1. 2.	
4. SUBMITTED BY		Name Maurice Joyce, Address Lucan Lodge, Lucan,			
5. APPLICANT		Name Address as above,			
6. DECISION		O.C.M. No. PA/1651/80 Date 12th August 1980		Notified 12th August 1980 Effect To refuse permission,	
7. GRANT		O.C.M. No. Date		Notified Effect	
8. APPEAL		Notified 12th Sept., 1980 Type 1st Party,		Decision Permission granted by An Bord Pleanala, Effect 17th Dec., 1980	
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.	
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Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.....	

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AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: T.A. 1103

APPEAL by Maurice Joyce, of Lucan Lodge, Lucan, County Dublin, against the decision made on the 12th day of August, 1980 by the Council of the County of Dublin deciding to refuse to grant permission for the erection of a bungalow on a site at Lucan Lodge, Lucan, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the erection of the said bungalow in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said permission is hereby granted subject to the said conditions.

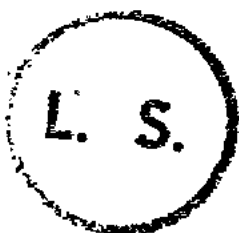
FIRST SCHEDULE

Provided the condition set out in the Second Schedule are complied with, it is considered that the proposed development would be in accordance with the proper planning and development of the area.

(Cont.)

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The proposed bungalow shall conform to the established building line of existing houses to the east of the site.</p> <p>2. The floor level of the proposed bungalow shall be no higher relative to the public road than the floor levels of the two-storey houses adjoining the other end of the Lucan Lodge frontage.</p> <p>3. Details of boundary treatment and of the proposed entrance shall be as agreed with the planning authority or in default of agreement shall be as determined by An Bord Pleanála.</p> <p>4. The proposed bungalow shall be provided with a rear garden with a minimum depth of 10.5 metres.</p> <p>5. The developer shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developer and the said Council before the development is commenced or failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>1. In the interests of amenity and orderly development.</p> <p>2. In the interests of the amenity and to avoid excessive overshadowing or overlooking of adjoining properties.</p> <p>3. In the interests of amenity and traffic safety.</p> <p>4. In the interests of residential amenity.</p> <p>5. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developer should contribute towards the cost of providing the services.</p>



JOHN S. CONWAY

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

Dated this 17th day of Dec. 1980

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;

Mr. Maurice Joyce,

T.A. 1103

Register Reference No.....

Lucan Lodge,

Planning Control No..... 5221

Lucan,

Application Received..... 13/6/80

Co. Dublin.

Additional Inf. Recd.....

APPLICANT Mr. Maurice Joyce.

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/1651/80 dated 12th August, 1980. decide to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For proposed house at Lucan Lodge, Lucan, Co. Dublin.

for the following reasons:

1. There is no foul sewer available to serve the proposed development.
2. The proposed development is premature by reason of the said existing deficiency in the provision of foul sewerage facilities and the period within which such deficiency may reasonably be expected to be made good.
3. The present level of the site is a number of feet above the adjoining public footpath. A house at this location would cause overshadowing and overlooking of the houses on the northern side of Ardeevin Drive opposite the site and would, therefore, be contrary to the zoning objective for the area "to preserve and improve residential amenity" and be seriously injurious to the amenities of residents of the existing houses.
4. An adequate back garden depth of 35-ft. has not been indicated on the submitted plan.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date..... 12th August, 1980.

NOTE: An appeal against the decision may be made to An Bord Pleanala 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 Pleanala, Holbrook House, Holles Street, Dublin 2 and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.