

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0806	
1. Location	Rose Cottage, Leixlip Road, Lucan, Co. Dublin.		
2. Development	Two storey extension at rear, comprising of office space at rear and existing approved usage to front, also first floor tea rooms at rear with existing approved office space to front and ground floor windows to doors and existing associated car parking.		
3. Date of Application	15/11/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 07/12/1999 2.	1. 20/01/2000 2.
4. Submitted by	Name: Mr. Joe Egan, Address: Rose Cottage, Leixlip Road,		
5. Applicant	Name: Mr. Joe Egan, Address: Rose Cottage, Leixlip Road, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 0531 Date 15/03/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	Date	Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0531	Date of Decision 15/03/2000
Register Reference S99A/0806	Date 15/11/99

Applicant Mr. Joe Egan,

Development Two storey extension at rear, comprising of office space at rear and existing approved usage to front, also first floor tea rooms at rear with existing approved office space to front and ground floor windows to doors and existing associated car parking.

Location Rose Cottage, Leixlip Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 07/12/1999 /20/01/2000

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

for the (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

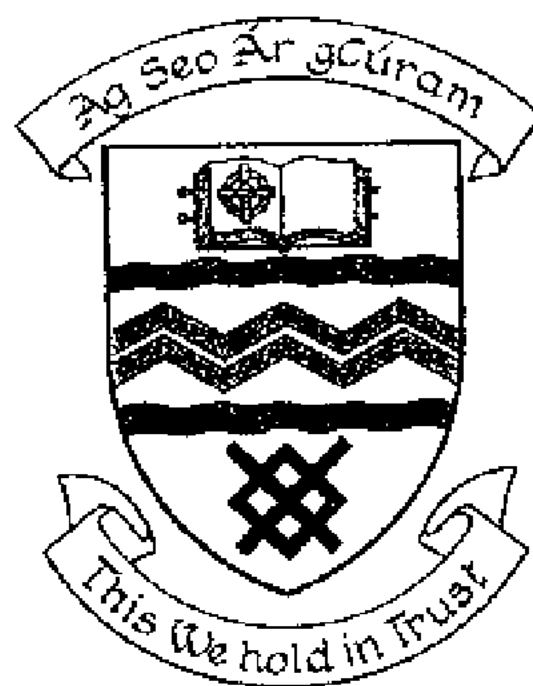
15/03/00

Mr. Joe Egan,
Rose Cottage,
Leixlip Road,
Lucan,
Co. Dublin.

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REG REF. S99A/0806

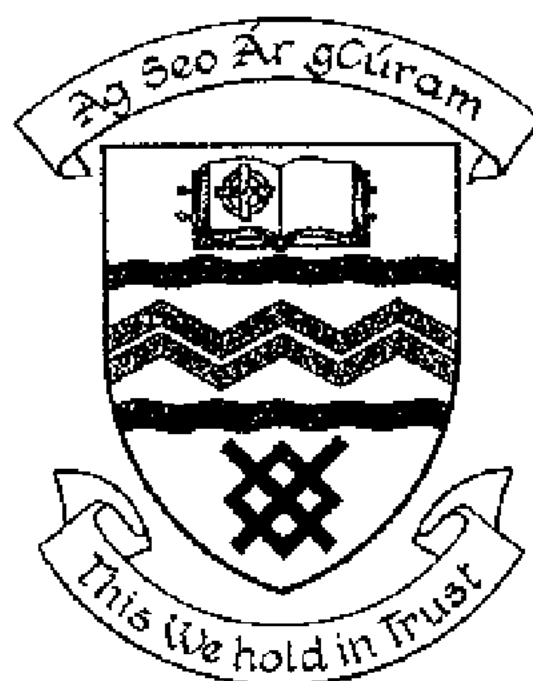
Reasons

- 1 The proposed development, by reason of its height, bulk and excessive site coverage, would constitute gross overdevelopment of the site and would give rise to an overintensity of uses within the overall site when considered together with existing uses on the site, thus seriously injuring the amenities and depreciating the value of adjacent properties. Accordingly, the proposal would not be consistent with the proper planning and development of the area.
- 2 The proposed extension, by reason of its scale and design, would be unduly overbearing and out of character with adjacent buildings and the existing pattern of development in the vicinity and would represent a serious intrusion on the streetscape and character of Lucan Village, a designated conservation area. The proposal would thus seriously injure the amenities of these properties and would be visually obtrusive when viewed therefrom. Accordingly, the proposed development would be contrary to the provision of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 3 The proposed development, owing to lack of adequate on-site parking provision, would lead to on-street car parking on a street which already suffers from parking pressure and would thereby endanger public safety by reason of a traffic hazard and/or obstruction of road users. The proposed development would therefore contravene the objectives of the South Dublin County Development Plan, 1998, in relation to parking and would thus be contrary to the proper planning and development of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Order Number 2695	Date of Order 07/12/1999
Register Reference S99A/0806	Date 15/11/99

Applicant Mr. Joe Egan,

Development Two storey extension at rear, comprising of office space at rear and existing approved usage to front, also first floor tea rooms at rear with existing approved office space to front and ground floor windows to doors and existing associated car parking.

Location Rose Cottage, Leixlip Road, Lucan, Co. Dublin.

Dear Sir/Madam,

An inspection carried out on 01.12.1999 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

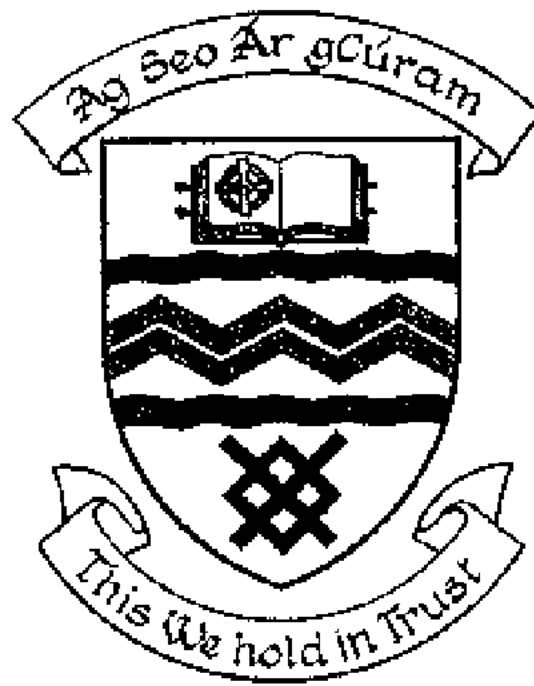
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Mr. Joe Egan,
Rose Cottage,
Leixlip Road,
Lucan,
Co. Dublin.

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- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

LA
.....
for Senior Administrative Officer.

07/12/99