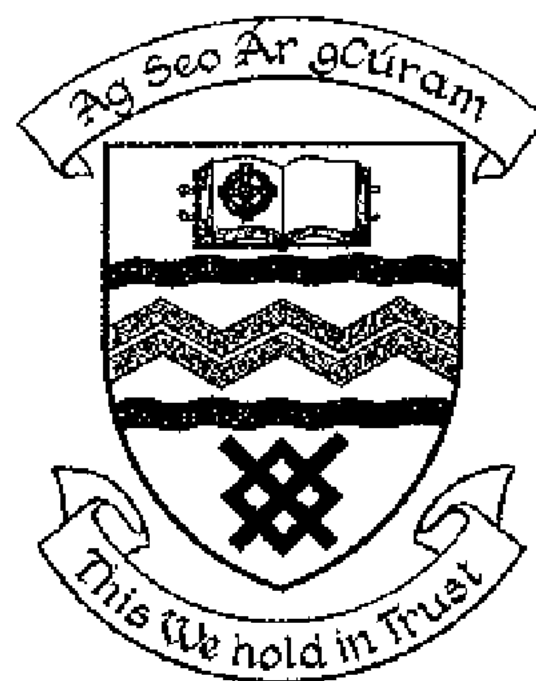


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0635	
1. Location	Roselawn, Lucan, Co. Dublin		
2. Development	Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/1999 2.	1. 02/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Muirfield Homes Ltd., Address: Carraig Rua, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0108 Date 18/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/02/2001	Written Representations	
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



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0108	Date of Decision 18/01/2001
Register Reference S99A/0635	Date 14/09/99

Applicant Muirfield Homes Ltd.,

Development Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Floor Area Sq Metres

Time extension(s) up to and including 22/01/2001

Additional Information Requested/Received 22/12/1999 /02/06/2000

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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

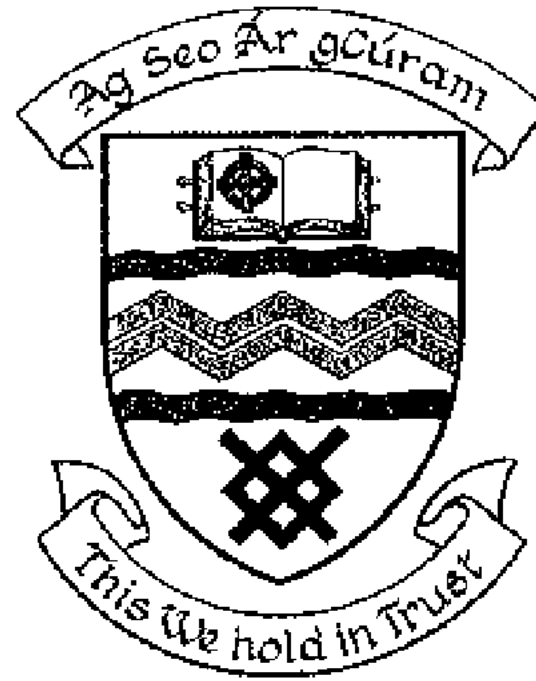
.....*MT*..... 18/01/01
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

Halla an Chontae,
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DEPARTMENT**
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REG REF. S99A/0635

Reasons

- 1 The proposed development would endanger public safety by reason of traffic hazard due to the generation of an unacceptable volume of cross over movements between conflicting streams of traffic to and from the proposed apartment development and the adjacent school.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104

**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Order Number 2164	Date of Order 04/10/1999
Register Reference S99A/0635	Date 14/09/99

Applicant Murfield Homes Ltd.,

Development Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Dear Sir/Madam,

An inspection carried out on 30/09/99 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:-

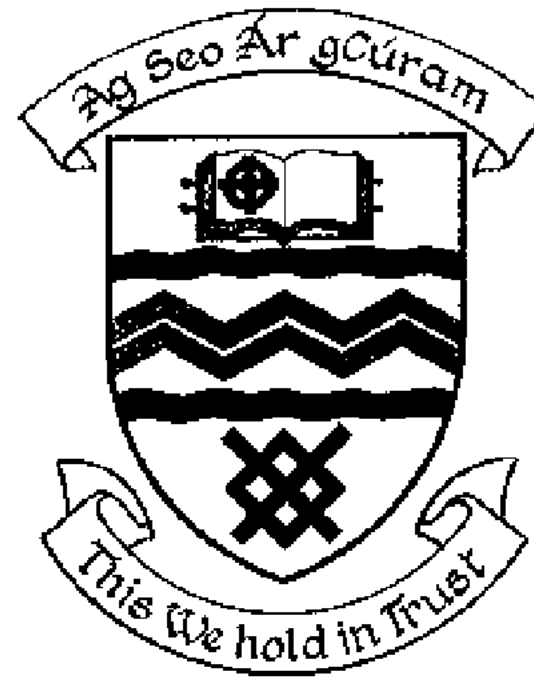
- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority".
- 4. Must state:

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
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DEPARTMENT**
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REG REF. S99A/0635

- (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,

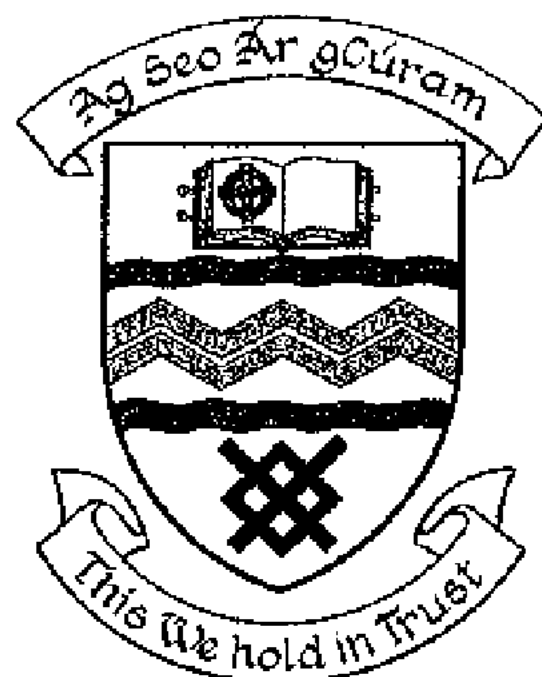
MA
..... 05/10/99
for Senior Administrative Officer.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0635	
1. Location	Roselawn, Lucan, Co. Dublin		
2. Development	Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/1999 2.	1. 02/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Muirfield Homes Ltd., Address: Carraig Rua, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0108 Date 18/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/02/2001	Written Representations	
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

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**PLANNING
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0108	Date of Decision 18/01/2001
Register Reference S99A/0635	Date 14/09/99

Applicant Muirfield Homes Ltd.,

Development Demolish existing single storey dwelling and construct 10
no. apartments in one 3 storey dormer block, comprising 5
no. 2 bed units and 5 no. 3 bed units, with access from
existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Floor Area Sq Metres

Time extension(s) up to and including 22/01/2001

Additional Information Requested/Received 22/12/1999 /02/06/2000

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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

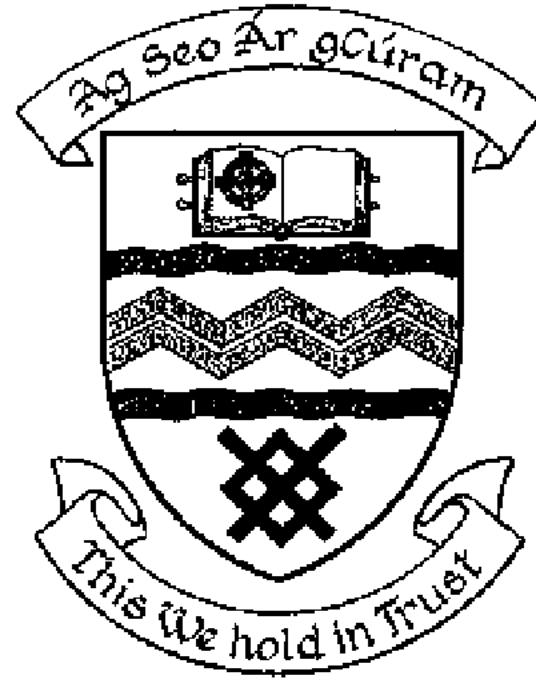
.....*m7*..... 18/01/01
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0635

Reasons

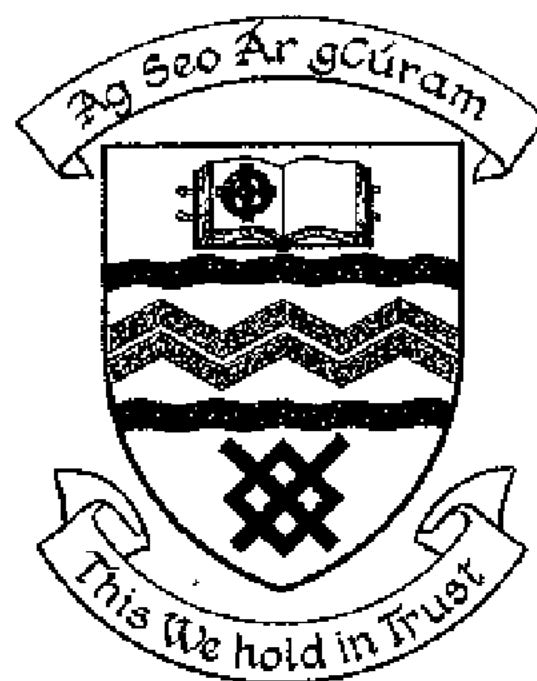
- 1 The proposed development would endanger public safety by reason of traffic hazard due to the generation of an unacceptable volume of cross over movements between conflicting streams of traffic to and from the proposed apartment development and the adjacent school.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0635	
1. Location	Roselawn, Lucan, Co. Dublin		
2. Development	Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/1999 2.	1. 02/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Murfield Homes Ltd., Address: Carraig Rua, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2433 Date 01/11/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2433	Date of Decision 01/11/2000
Register Reference S99A/0635	Date 14/09/99

Applicant Murfield Homes Ltd.,
App. Type Permission
Development Demolish existing single storey dwelling and construct 10
 no. apartments in one 3 storey dormer block, comprising 5
 no. 2 bed units and 5 no. 3 bed units, with access from
 existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Dear Sir / Madam,

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) Act 1976 the period for considering this application has been extended, up to and including 22/01/2001

Yours faithfully

.....*MY*..... 01/11/00
for SENIOR ADMINISTRATIVE OFFICER

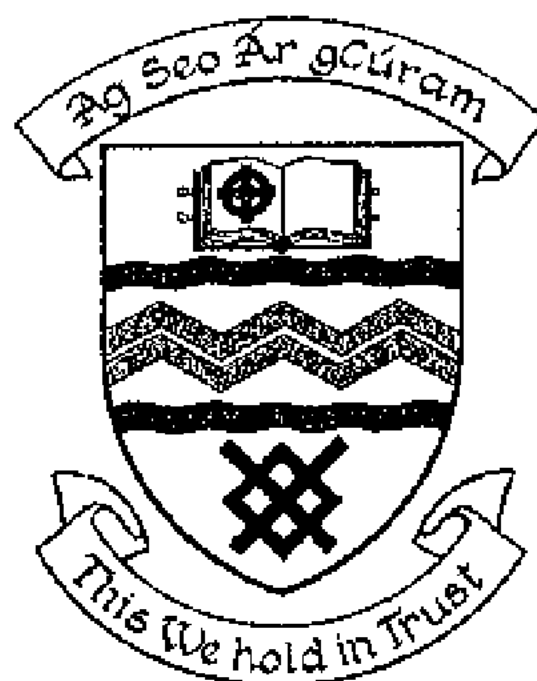
D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0635	
1. Location	Roselawn, Lucan, Co. Dublin		
2. Development	Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/1999 2.	1. 02/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Murfield Homes Ltd., Address: Carraig Rua, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2433 Date 01/11/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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
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DEPARTMENT**
County Hall,
Town Centre, Tallaght,
Dublin 24.

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Fax: 01-414 9104

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

Decision Order Number 2433	Date of Decision 01/11/2000
Register Reference S99A/0635	Date 14/09/99

Applicant Murfield Homes Ltd.,
App. Type Permission
Development Demolish existing single storey dwelling and construct 10
 no. apartments in one 3 storey dormer block, comprising 5
 no. 2 bed units and 5 no. 3 bed units, with access from
 existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Dear Sir / Madam,

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) Act 1976 the period for considering this application has been extended, up to and including 22/01/2001

Yours faithfully

.....*M.Y.*..... 01/11/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

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

Decision Order Number 1643	Date of Decision 26/07/2000
Register Reference S99A/0635	Date 14/09/99

Applicant Murfield Homes Ltd.,
App. Type Permission
Development Demolish existing single storey dwelling and construct 10
no. apartments in one 3 storey dormer block, comprising 5
no. 2 bed units and 5 no. 3 bed units, with access from
existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Dear Sir / Madam,

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) Act 1976 the period for considering this application has been extended, up to and including 02/10/2000

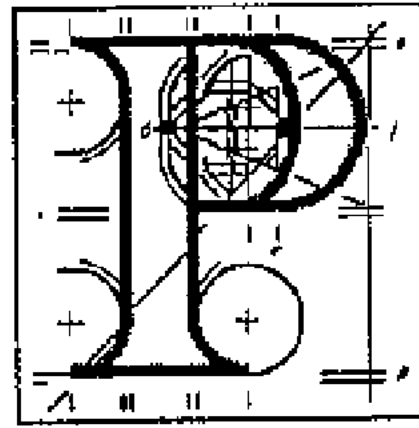
Yours faithfully

..... 26/07/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S99A/0635	
1. Location	Roselawn, Lucan, Co. Dublin		
2. Development	Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/1999 2.	1. 02/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Muirfield Homes Ltd., Address: Carraig Rua, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 0108 Date 18/01/2001	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	15/02/2001	Written Representations	
9. Appeal Decision	20/08/2001	Refuse Permission	
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.

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0635

APPEAL by Murfield Homes Limited care of Frank Finnegan of Lynwood House, Ballinteer Road, Dublin against the decision made on the 18th day of January, 2001 by the Council of the County of South Dublin to refuse permission for development comprising the demolition of single storey house and erection of eight two bed apartments with access from Roselawn Estate, Roselawn, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development would endanger public safety by reason of traffic hazard due to poor visibility for exiting traffic and the generation of an unacceptable volume of cross movements between conflicting streams of traffic/pedestrians to and from the proposed apartment development and the adjoining school.

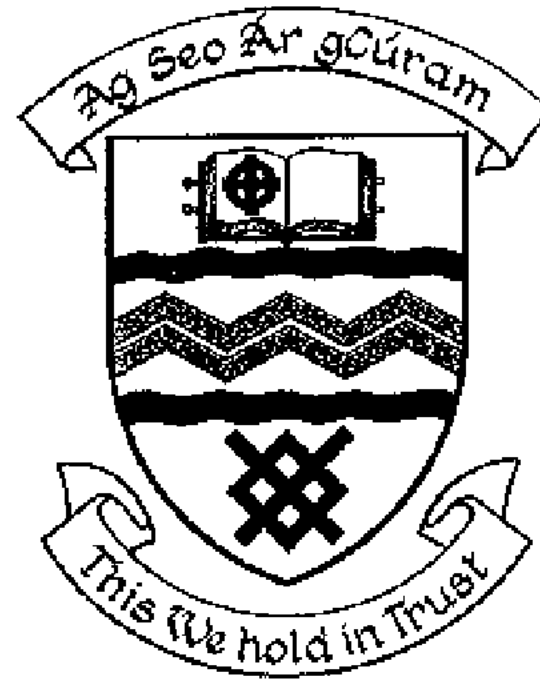
Michael P. Hall

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

Dated this 20th day of August 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0635	
1. Location	Roselawn, Lucan, Co. Dublin		
2. Development	Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.		
3. Date of Application	14/09/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 22/12/1999 2.	1. 02/06/2000 2.
4. Submitted by	Name: D. McCarthy & Co., Address: Lynwood House, Ballinteer Road,		
5. Applicant	Name: Murfield Homes Ltd., Address: Carraig Rua, Athgoe North, Newcastle, Co. Dublin.		
6. Decision	O.C.M. No. 2433 Date 01/11/2000	Effect TX REQUEST TIME EXTENSION	
7. Grant	O.C.M. No. Date	Effect TX REQUEST TIME EXTENSION	
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



Halla an Chontae,
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Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
Town Centre, Tallaght,
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 2218	Date of Decision 29/09/2000
Register Reference S99A/0635	Date 14/09/99

Applicant Murfield Homes Ltd.,
App. Type Permission
Development Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

Dear Sir / Madam,

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) Act 1976 the period for considering this application has been extended, up to and including 02/11/2000

Yours faithfully

..... 29/09/00
for SENIOR ADMINISTRATIVE OFFICER

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 2854	Date of Decision 22/12/1999 <i>MA</i>
Register Reference S99A/0635	Date: 14/09/99

Applicant Murfield Homes Ltd.,
Development Demolish existing single storey dwelling and construct 10 no. apartments in one 3 storey dormer block, comprising 5 no. 2 bed units and 5 no. 3 bed units, with access from existing Roselawn Estate.

Location Roselawn, Lucan, Co. Dublin

App. Type Permission

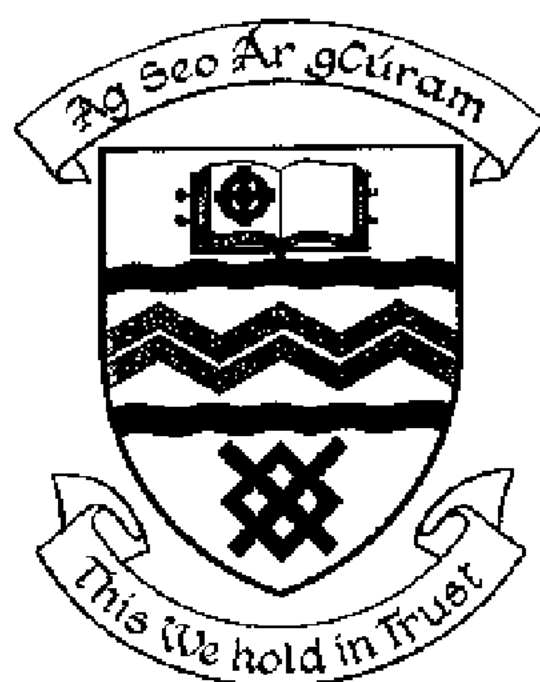
Dear Sir/Madam,

With reference to your planning application, received on 14/09/99 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

- 1 The applicant is requested to clarify the legal status of the proposed shared vehicular access with the existing school. In the event that access to the proposed development is by means of a right-of-way over through the school entrance, the site location map and block plan shall be amended to show the access in another colour distinct from the application site which is outlined in red.
- 2 The applicant is requested to clarify how it is proposed to provide for a safe access to the site, having regard to the concerns raised by the Roads Department. The applicant shall also clarify whether it is proposed to reduce the width of the existing access to provide a separate access to the proposal and shall indicate the exact width of the new access and the revised school access on the block plan. Furthermore, the applicants shall clarify whether the proposed new access would traverse the public footpath, as indicated on the block plan.

D. McCarthy & Co.,
Lynwood House,
Ballinteer Road,
Dublin 16.

**SOUTH DUBLIN COUNTY COUNCIL
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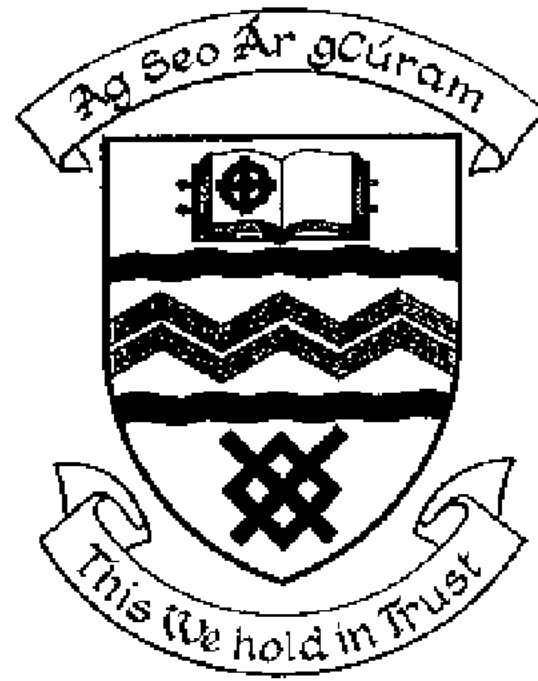
REG REF. S99A/0635

- 3 The applicant is requested to clarify the precise boundary treatment, including height, materials etc., for the proposed site, with particular reference to the boundary treatment along the eastern perimeter with the existing school. In addition, full details of the extent of the boundary proposed along the north, south and western boundaries shall also be detailed.
- 4 The applicant is requested to submit longitudinal sections through the site, indicating the relationship of the proposal to the north, south, east and western boundaries. All relevant dimensions shall be shown on plans.
- 5 The applicant is requested to submit a detailed landscape plan with full works specification for the proposal and shall also indicate the presence, if any, of trees on the site. The applicants shall also clarify whether the proposed development would involve the removal of trees from the site.
- 6 The applicant is requested to submit detailed watermain layout indicating watermain sizes, valve, meter and hydrant layout, proposed point of connection to existing watermains.
- 7 The applicant is requested to clarify how it is proposed to suitably screen the proposed development from the possible incursion of footballs from the adjacent school playing fields.
- 8 The applicant is advised that the proposed development is not satisfactory with regard to the relationship of the proposed building to adjoining properties including Colaiste Phadraig. In the opinion of the Planning Authority a revised proposal reducing the development to a 2-storey block of 8 No. 2-bed apartment units, resited to provide appropriate set backs from adjoining property boundaries and omitting first floor balconies, would be likely to result in a more satisfactory relationship with adjoining property. In addition all existing trees adjoining the site boundary should be retained where feasible. The applicant is requested to advise whether it is feasible to revise the proposed development accordingly.

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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

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**PLANNING
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REG. REF. S99A/0635

- 9 The location of the existing ESB pole adjacent to the site entrance shall be shown on revised site layout plan and details regarding any proposals for its relocation shall be submitted.

Signed on behalf of South Dublin County Council

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for Senior Administrative Officer

22/12/99