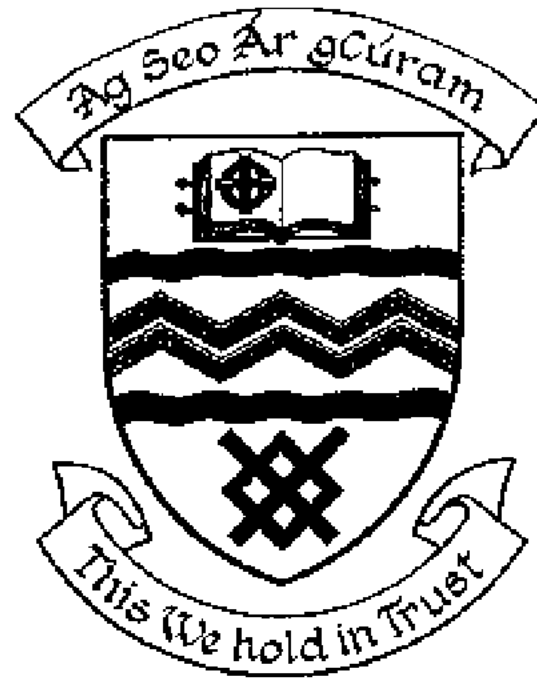


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0594	
1. Location	Morans, Main Street, Clondalkin, Dublin 22.		
2. Development	Demolition of existing two storey licensed premises and reconstruction of new licensed premises two storey plus mezzanine over basement.		
3. Date of Application	26/08/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Mr. Graham O'Donnell, Address: John Duffy Design Group, 24 The Crescent,		
5. Applicant	Name: Mr. Tom Moran, Address: Morans Hotel, Red Cow Inn Complex, Naas Road, Dublin 22.		
6. Decision	O.C.M. No. 2298 Date 21/10/1999	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.

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

Telephone: 01-414 9000
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2298	Date of Decision 21/10/1999
Register Reference S99A/0594	Date 26/08/99

Applicant Mr. Tom Moran,

Development Demolition of existing two storey licensed premises and reconstruction of new licensed premises two storey plus mezzanine over basement.

Location Morans, Main Street, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

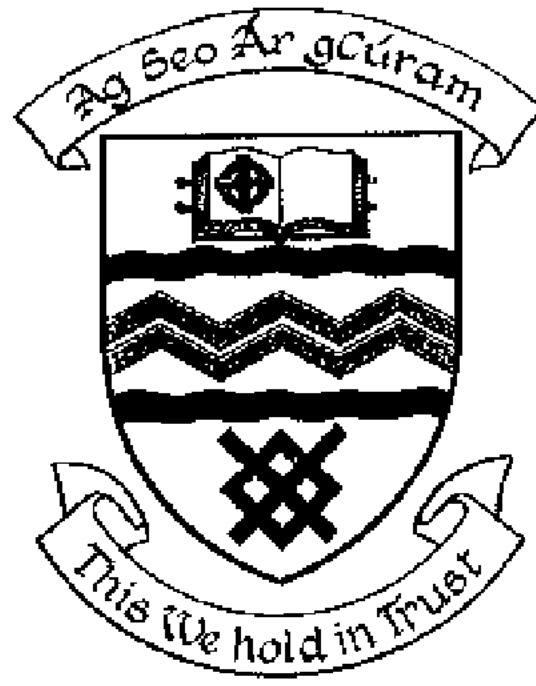
..... 21/10/99
for SENIOR ADMINISTRATIVE OFFICER

Mr. Graham O'Donnell,
John Duffy Design Group,
24 The Crescent,
Monkstown,
Co. Dublin.

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REG REF. S99A/0594

Reasons

- 1 The proposed development represents a substantial increase in licensed floor area on the site over the existing which would require an additional 35 car parking spaces none of which are provided for in the proposal. There is no proposal at present to provide a public car park in Clondalkin Village and having regard to the lack of any proposed off-street car parking the proposed development is considered premature for this reason.
- 2 The design of the proposed building is considered to be seriously deficient in that it fails to relate satisfactorily to the existing village context. In particular it is considered that the treatment of the facades incorporates poorly co-ordinated elements which are out of scale and seriously obtrusive in this visually prominent location. It is considered that the proposed development does not provide an appropriate design solution consistent with the objectives of the planning authority, as stated at Para. 5.2.18 South Dublin County Development Plan, 1998, to continue the civic upgrading of the District Centres and to conserve the historic villages of the county. The proposed development is not therefore in accordance with the proper planning and development of the area.