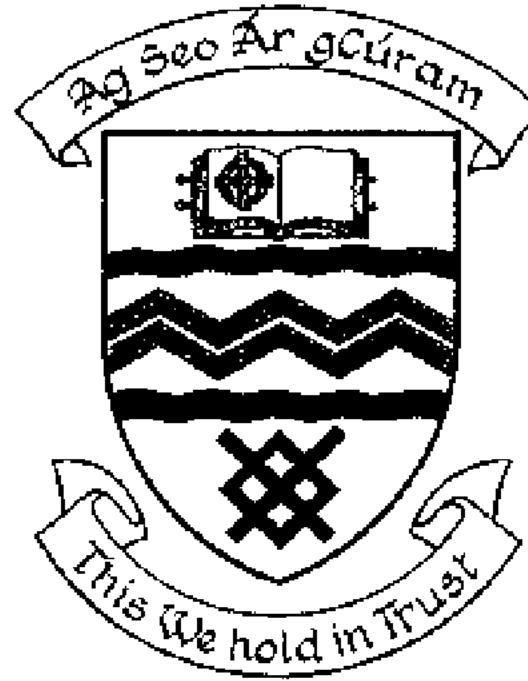


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0369	
1. Location	48B and 48C Esker Lawns, Lucan, Co. Dublin.		
2. Development	Change of use from two shop units at ground floor and flats at first floor to a mixture of 1 and 2 bedroom apartments total 13 incorporated within existing buildings and new 2 storey extension.		
3. Date of Application	02/06/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Colm McLoughlin Architect, Address: 12A Main Street, Lucan,		
5. Applicant	Name: Prionshios O'Lochlainn, Address: 12A Main Street, Lucan, Co. Dublin.		
6. Decision	O.C.M. No. 1611 Date 29/07/1999	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**



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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 1611	Date of Decision 29/07/1999
Register Reference S99A/0369	Date 02/06/99

Applicant Prionshios O'Lochlainn,

Development Change of use from two shop units at ground floor and flats at first floor to a mixture of 1 and 2 bedroom apartments total 13 incorporated within existing buildings and new 2 storey extension.

Location 48B and 48C Esker Lawns, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

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 (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

29/07/99

Colm McLoughlin Architect,
12A Main Street,
Lucan,
Co. Dublin.

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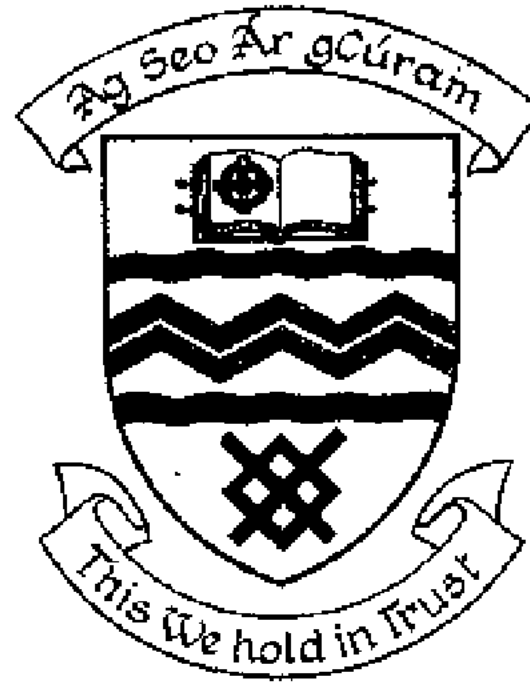
Reasons

- 1 The proposed development which would incorporate a substantial two storey extension, by reason of its scale, location and additional volume of building proposed, would result in overdevelopment of the site and an unacceptable level of overlooking of adjacent properties and would thereby seriously injure the amenities and depreciate the value of property in the vicinity. The proposal would thus be contrary to the proper planning and development of the area.
- 2 The proposed development which would incorporate a substantial two storey extension, by reason of its scale, bulk and design, would be unduly overbearing and out of character with adjacent buildings and the existing pattern of development in the vicinity. The proposed extension which would extend beyond the established building line of the adjacent properties, would represent a serious intrusion on the character of the area and would seriously injure the amenities of these properties and would be visually obtrusive when viewed therefrom. Accordingly, the proposed development would be contrary to the provisions of the South Dublin County Development Plan, 1998, and the proper planning and development of the area.
- 3 The proposed development, by reason of inadequate internal floor areas and room dimensions as well as the design of the proposed apartments, would constitute substandard development. The proposed development would therefore be contrary to the provisions of the South County Development Plan, 1998, and the proper planning and development of the area.
- 4 The proposed development would, by reason of inadequate provision of private amenity open space, constitute a substandard development and would contravene the objectives of the South Dublin County Development Plan, 1998, in regard to apartment developments. The proposed development would therefore be contrary to the proper planning and development of the area.

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REG. REF. S99A/0369

- 5 The proposed development, owing to the location of car parking spaces on the public footpath verge and the lack of adequate and appropriate on-site parking provision, would impede vision at a junction and would thereby endanger public safety by reason of a traffic hazard/obstruction of road users and would impede the movement of pedestrians. 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.