

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



Bosca 4122,
Lár an Bhaile, Tamhlacht,
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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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 1391 | Date of Decision 05/07/1999 |
| Register Reference S99A/0303 | Date 11/05/99 |

Applicant Uniform Construction Limited,

Development Refurbishment of existing mill building for use as offices including part demolition, new entrance lobby and ancillary site development work, including new sewage treatment plant and percolation area with vehicle access from existing entrance on Newcastle Road.

Location Twelfth Lock, Newcastle Road, 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 (3) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

LA
.....
for SENIOR ADMINISTRATIVE OFFICER

06/07/99

Paul C. Mealy, Architect,
Main Street,
Celbridge,
Co. Kildare.

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REG REF. S99A/0303

Reasons

- 1 The proposed development with access onto the Lucan-Newcastle Road which has no footpath would, by the generation of additional traffic movements and pedestrian movements at this location, endanger public safety by reason of traffic hazard.
- 2 Having regard to the zoning objective for the site - 'B' to protect and improve rural amenity and to provide for the development of agriculture in the 1998 South Dublin County Development Plan and the fact that office development greater than 100sq.m. is not acceptable in such a zone, the proposed development would materially contravene an objective of the Development Plan and would be contrary to the proper planning and development of the area.
- 3 The proposal to discharge the surface water drainage and the underdrains under the proposed percolation area into the millrace which re-enters the Grand Canal 80 metres further east is unacceptable in view of the fact that the Canal is a proposed Natural Heritage Area and the proposed discharge could have a potential adverse impact on the ecological nature of the Canal which would be contrary to the proper planning and development of the area.