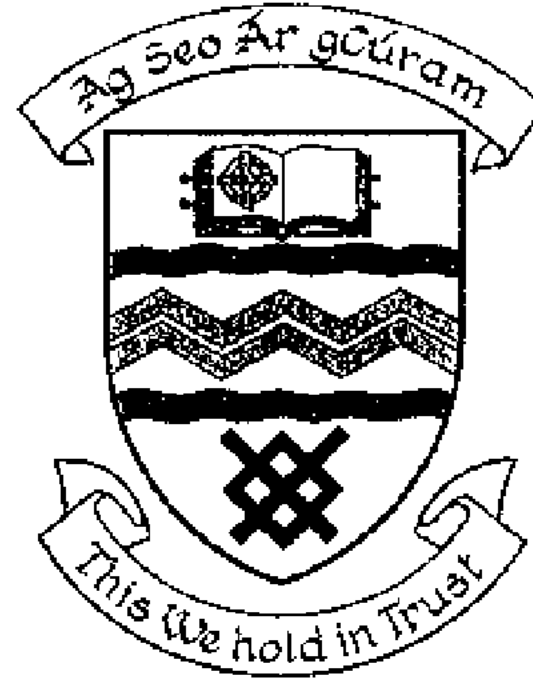


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0212	
1. Location	Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.		
2. Development	Two storey over basement motel, car parking, and ancillary services.		
3. Date of Application	07/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Larkin & Partners Ltd., Architects, Address: 1 Upper Fitzwilliam Street, Dublin 2.		
5. Applicant	Name: Newlands Developments Ltd., Address: 21 Cork Street, Dublin 8.		
6. Decision	O.C.M. No. 1164 Date 03/06/1999	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.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
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 1164	Date of Decision 03/06/1999 <i>LA</i>
Register Reference S99A/0212	Date 7th April 1999

Applicant Newlands Developments Ltd.,
Development Two storey over basement motel, car parking, and ancillary services.
Location Cappaghmore, Ninth Lock, Clondalkin, Dublin 22.

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

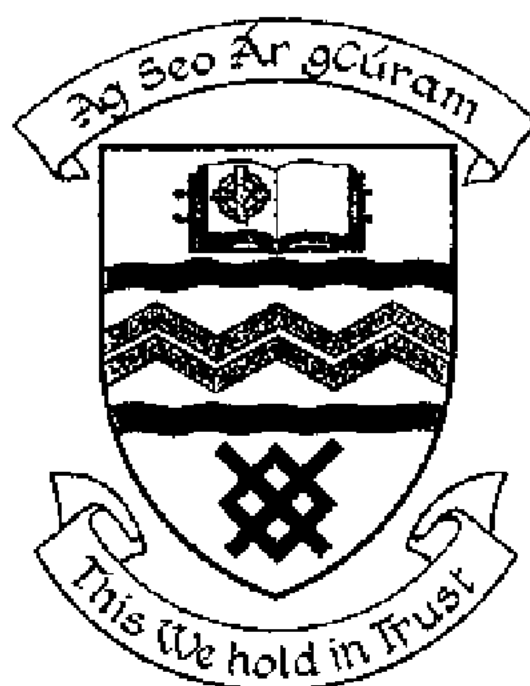
LA
..... 03/06/1999
for SENIOR ADMINISTRATIVE OFFICER

Larkin & Partners Ltd., Architects,
1 Upper Fitzwilliam Street,
Dublin 2.

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REG REF. S99A/0212

Reasons

- 1 The site of the proposed development is located within an area which is zoned with the "objective A, to protect and/or improve residential amenity", in the South Dublin County Development Plan 1998. A hotel/motel use is not a permitted use in such zoned areas and the proposed development would contravene materially this zoning objective. It would therefore be contrary to the proper planning and development of the area.
- 2 By virtue of its commercial nature and of the height and proximity of the proposed building in relation to adjoining residential properties, it is considered that the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity, due to noise nuisance, excessive overlooking and loss of aspect.
- 3 The proposed development would endanger public safety by reason of traffic hazard due to the generation of additional traffic and turning movements at an entrance/exit point where visibility is substandard.