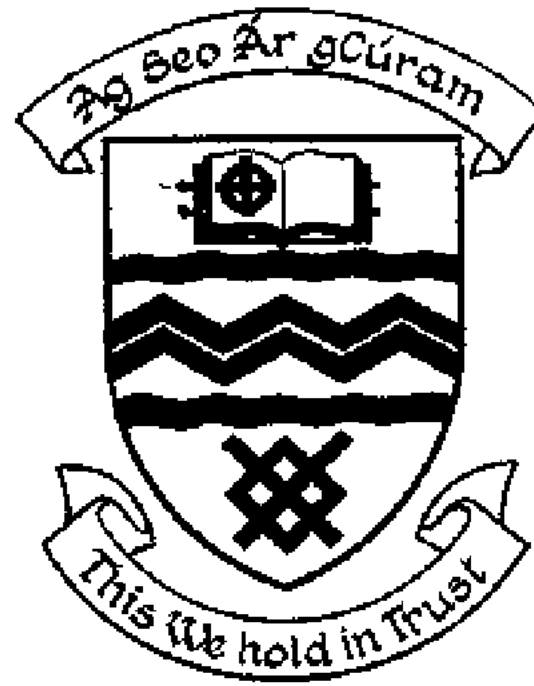


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0206	
1. Location	"Hawkridge", Old Celbridge Road, Lucan, Co. Dublin.		
2. Development	A residential development comprised of (a) demolition of existing habitable dwelling house and associated outhouses (Old Limekiln ruin to be retained), (b) new vehicular access from the Old Celbridge Road and associated site works, (c) 22 no. dwellings houses.		
3. Date of Application	01/04/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Outline Permission	1. 29/07/1999 2.	1. 08/09/1999 2.
4. Submitted by	Name: Philip Staunton Architects, Address: The Old Coach House, Rear of 22 Aungier Street,		
5. Applicant	Name: Sheehan & Company Solicitors, Address: 1 Clare Street, Dublin 2.		
6. Decision	O.C.M. No. 2406 Date 03/11/1999	Effect RO REFUSE OUTLINE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RO REFUSE OUTLINE 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
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Dublin 24.

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

Decision Order Number 2406	Date of Decision 03/11/1999 <i>1-11</i>
Register Reference S99A/0206	Date 01/04/99

Applicant Sheehan & Company Solicitors,

Development A residential development comprised of (a) demolition of existing habitable dwelling house and associated outhouses (Old Limekiln ruin to be retained), (b) new vehicular access from the Old Celbridge Road and associated site works, (c) 22 no. dwellings houses.

Location "Hawkridge", Old Celbridge Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including 03/08/1999

Additional Information Requested/Received 29/07/1999 /08/09/1999

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 OUTLINE 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

1-11
.....
for SENIOR ADMINISTRATIVE OFFICER

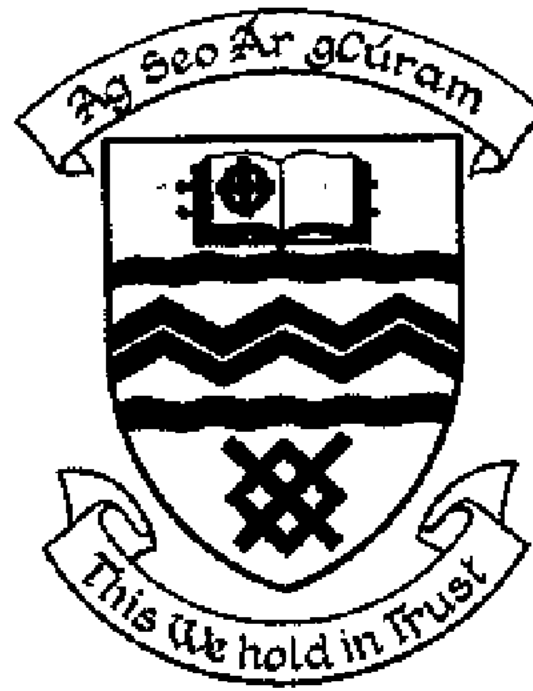
04/11/99

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0206

Reasons

- 1 Having regard to the natural features and elevated nature of the site, its location on the boundary of the existing built-up and rural areas and adjacent to the designated Green Belt area, to the policy of the Council relating to trees and woodlands (Policy H24), and to the provisions of the South Dublin County Development Plan 1998, in particular development control objectives sections, 3.2.1, 3.2.2, 3.3.2 and 3.4.1, it is considered that due to the substantial loss of existing tree cover and the lack of effective screening the proposed development would be visually obtrusive and seriously detrimental to the amenities of the area, and would not be in accordance with the proper planning and development of the area.
- 2 It is considered that due to the physical characteristics of the site and the orientation of the units, the rear gardens of the proposed terraced townhouses would fail to provide an adequate level of residential amenity. The proposed development would not therefore be in accordance with zoning objective A, 'to protect and/or improve residential amenity' of the South Dublin County Development Plan 1998.
- 3 Having regard to the zoning objective of the South Dublin County Development Plan 1998 relating to the site (Objective A "To protect and/or improve residential amenity"), and to the existing landscape character and features of the area, it is considered that the proposed development would seriously injure the amenities of property in the vicinity due to the loss of substantial visual screening afforded by existing mature trees adjoining the common boundary with neighbouring properties. The proposed development would therefore contravene materially the zoning objective for the area and would not be in accordance with the proper planning and development of the area.

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

Decision Order Number 1624	Date of Decision 29/07/1999
Register Reference S99A/0206	Date: 01/04/99

Applicant Sheehan & Company Solicitors,
Development A residential development comprised of (a) demolition of existing habitable dwelling house and associated outhouses (Old Limekiln ruin to be retained), (b) new vehicular access from the Old Celbridge Road and associated site works, (c) 22 no. dwellings houses.

Location "Hawkridge", Old Celbridge Road, Lucan, Co. Dublin.

App. Type Outline Permission

Dear Sir/Madam,
With reference to your planning application, received on 01/04/99 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:

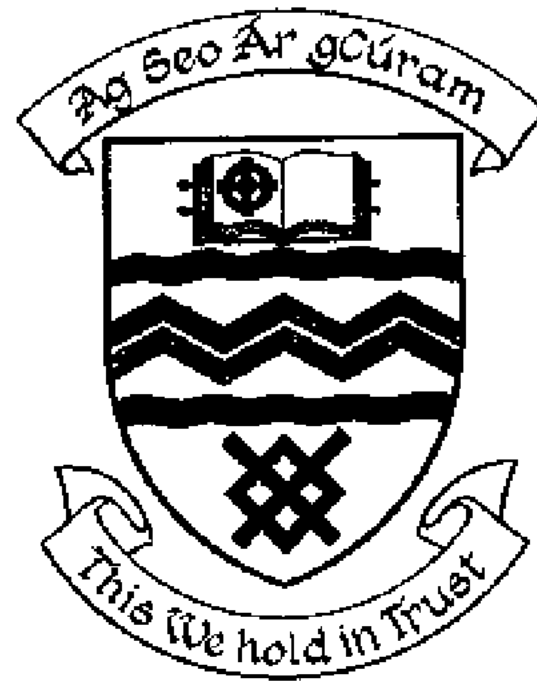
- 1 A detailed tree and hedgerow survey indicating the location, species, age, condition, crown spread and height of trees and hedgerows. Full details are also required of proposals for removal or retention of trees and hedgerows, and measures to protect retained trees during the course of the development.
- 2 A revised site layout plan to show how it is proposed to provide footpaths and vision splays at the site entrance in accordance with the requirements of the Roads Department, South Dublin County Council.
- 3 Full details of the proposed foul and surface water drainage and water supply to serve the proposed development. This shall include evidence of the written consent of the relevant owners to lay foul and surface water sewers as far as the connection point to the public sewer.

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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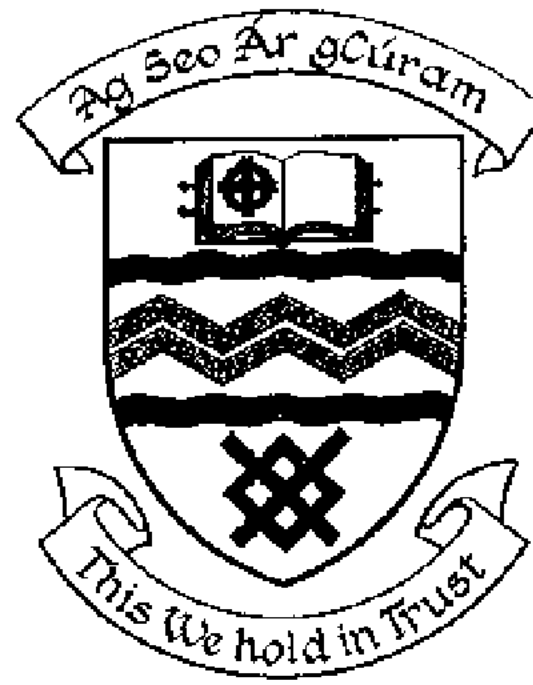
- 4 A site layout drawing showing existing and proposed ground levels, and finished floor levels of both proposed houses and of adjoining existing houses.

Signed on behalf of South Dublin County Council

MA
.....
for Senior Administrative Officer

29/07/99

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 1383	Date of Decision 02/07/1999
Register Reference S99A/0206	Date 01/04/99

Applicant Sheehan & Company Solicitors,
App. Type Outline Permission
Development A residential development comprised of (a) demolition of
existing habitable dwelling house and associated outhouses
(Old Limekiln ruin to be retained), (b) new vehicular access
from the Old Celbridge Road and associated site works, (c)
22 no. dwellings houses.

Location "Hawkridge", Old Celbridge Road, 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 03/08/1999

Yours faithfully

[Signature]
..... 05/07/99
for SENIOR ADMINISTRATIVE OFFICER

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

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 1209	Date of Decision 10/06/1999
Register Reference S99A/0206	Date 01/04/99

Applicant Sheehan & Company Solicitors,
App. Type Outline Permission
Development A residential development comprised of (a) demolition of existing habitable dwelling house and associated outhouses (Old Limekiln ruin to be retained), (b) new vehicular access from the Old Celbridge Road and associated site works, (c) 22 no. dwellings houses.

Location "Hawkridge", Old Celbridge Road, 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 09/07/1999

Yours faithfully

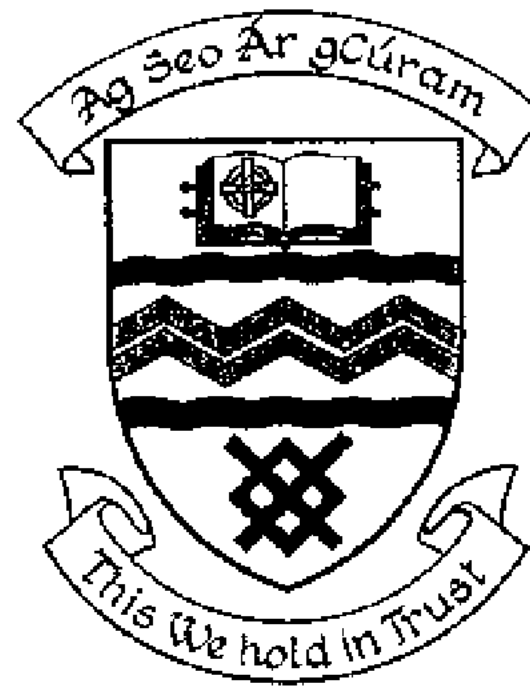
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..... 10/06/99
for SENIOR ADMINISTRATIVE OFFICER

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1119	Date of Decision 28/05/1999
Register Reference S99A/0206	Date 1st April 1999

Applicant Sheehan & Company Solicitors,
App. Type Outline Permission
Development A residential development comprised of (a) demolition of existing habitable dwelling house and associated outhouses (Old Limekiln ruin to be retained), (b) new vehicular access from the Old Celbridge Road and associated site works, (c) 22 no. dwellings houses.

Location "Hawkridge", Old Celbridge Road, 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 11/06/1999

Yours faithfully

..... 28/05/1999
for SENIOR ADMINISTRATIVE OFFICER

Philip Staunton Architects,
The Old Coach House,
Rear of 22 Aungier Street,
Dublin 2.