

COMHAIRLE CHONTAE ATHA CLIATH

Register Reference No.: 91A/0490

Letter No.:

Planning Department,  
Block 2, Irish Life Centre,  
Lower Abbey St.,  
Dublin 1.

Tel: (01) 724755

Fax: (01) 724896

Lilian C. Harris,  
7 Main Street,  
Lucan,  
Co. Dublin.

13 August 1991

Re: Proposed Coffee shop/bistro and offices to rear of 6 Main Street, Lucan for B. Bowman.

Date of decision to refuse permission 9th August, 1991 subject to 2 reasons. <sup>outline</sup>

Dear Sir/Madam,

With reference to your representations/objections, I wish to inform you that a decision has been made on the above planning application. This decision has been entered in the Planning Register which is available for inspection at the Planning Department, Irish Life Centre, Lower Abbey Street, Dublin 1, during office hours (9 a.m. to 12.30 p.m. and 2.15 p.m. to 4.30 p.m.) A certified copy of the entry in the register may be purchased on payment of £5.00.

Yours faithfully,

  
for Principal Officer.

NOTE: An appeal against this decision by an aggrieved person must be made within the period of twenty one days beginning on the date of the decision to refuse permission, indicated above. The appeal shall be in writing and shall state the subject matter of the appeal and the grounds of appeal and shall be addressed to An Bord Pleanála, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

1. An appeal by an aggrieved person to An Bord Pleanála will be invalid unless accompanied by a fee of £50.00
2. A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to '1' above, pay to An Bord Pleanála, a fee of £50.00
3. A person who is not a party to an appeal must pay a fee of £15.00 to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
4. Interested parties are advised to consult the Planning Authority or An Bord Pleanála to ascertain if an appeal has been lodged by an applicant.

91A/0490

(487)

PK

4. Main St.,  
Lucan  
Co. Dublin.  
23/6/91.

27/6.

Register Reference 91A/0490.

25 JUN 91

OBJE

Dear Mr Doyle,

I have already written to you stating my objections to the proposed developments at no 6 Main Street. With reference to the additional information requested I called at your offices to see what had been submitted. My principal & very large worry is the height of the proposed new two story building. This is stated to be 26 ft tall, and will be only 10 ft from the western boundary wall. This would totally remove any privacy for my family as we would be in full view of the upstairs offices. The people working in these offices and members of the public doing business there would have no choice but to look directly into my home & my garden. This, we as a family find totally unacceptable. I respect Mr Boyman's right to develop his site but I live here with my family and have a distinct wish to continue to do so.

Yours since  
Lilian C. T.

FILE DISCUSSED AT COUNCIL/COMMITTEE MEETING

FILE REF: 91A 490

MEETING	COMMENTS	NOTED IN DEV. CONTROL	NOTED BY
BELGARD H+P 28/5 <del>28/5</del> 91 — —	Noted by Ola Hauvaka	(	

17/5/91.

91A/0490

312

4, Main Street

Lecan  
Co. Dublin.

20 MAY 91

RE: - application for outline Permission  
for 6. Main St. Lecan 91A/0490.  
for coffee shop/Bistro offices.

Dear Planning Officer.

OBJ

I have some reservations  
to the application made by Mr Bowman.  
They are as follows.

1) A bistro normally indicates a  
business with a wine licence and an  
evening to night time trade. As I am  
rearing a family next door I would  
strongly object to use after normal  
office hours.

2) There already exists a very severe  
parking problem in the upper part of  
Main Street, the inclusion of another  
customer orientated business would add  
greatly to an already unworkable situation.

The parking problem in the street needs  
to be dealt with before any more  
permissions are granted for shop premises

3) I cannot ascertain from the drawing on the outline application whether the proposed building is single or double story. If it is the latter that is proposed, we would lose any of the remaining privacy we have in our garden.

The Harris family has lived in this house for the past eighty years and we would like very much to continue to do so. There are now only four families living in Upper Main Street. We are very well aware that this is a commercialized street but we feel strongly about people continuing to live on it, as has already been discovered in other areas, if a town is denuded of its families it soon becomes a target for vandalism and other problems. We also know that the premises on the opposite side of the street formerly "Henri" restaurant is re-opening in June of this year.

Yours sincerely

Lilian C. Harris  
on behalf of the Harris  
Family



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0490

Date : 8th April 1991

Dear Sir/Madam,

Development : coffee shop/bistro and offices to rear

LOCATION : 6 Main Street, Lucan

Applicant : B. Bowman

App. Type : OUTLINE PERMISSION

Date Recd : 2nd April 1991

Your application in relation to the above was submitted with a fee of £40.00 .

On examination of the plans submitted it would appear that the appropriate amount should be £160.12 .

I should be obliged if you would submit the balance of £120.12 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

  
.....  
PRINCIPAL OFFICER

Colm McLoughlin, Architect,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.



LOCATION GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1982

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/FOUL SEWER/SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT

MANAGER'S ORDERED NO: B/ /  
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRADE



## COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0490

Date Received : 18th June 1991

Correspondence : Colm McLoughlin, Architect,  
Name and : Rusheen House,  
Address : Main Street,  
Lucan,  
Co. Dublin.

Development : Coffee shop/bistro and offices to rear

Location : 6 Main Street, Lucan

Applicant : B. Bowman

App. Type : Outline Permission

Zoning : C1

(MG/DK)

Report of the Dublin Planning Officer dated 1st August, 1991.

This is an application for OUTLINE PERMISSION for a coffee shop/bistro and offices to rear of No. 6, Main Street, Lucan for B. Bowman.

The proposed site is located to the rear of an existing commercial premises at Main Street, Lucan in an area zoned C1 - "to protect, provide for and/or improve local/neighbourhood centre facilities" in the Dublin County Development Plan, 1983. It is also located in the area affected by the Lucan Conservation area.

The proposed site has a stated area of 8,600 sq. ft. (c. 799 sq. m). It is a long narrow site with existing two storey buildings along the street frontage. These are occupied by a firm of estate agents. A solicitors practice operates from a single storey extension to the rear. Access to the yard/garden to the rear is available via a narrow laneway to the side (on site inspected it was noted that this vehicular access was blocked off by a locked wooden door under the existing archway).

Lodged plans indicate a new boundary to be provided c. halfway through the site effectively dividing it in two. On site inspection it was noted that a wooden fence has been constructed further down the site.

## PLANNING HISTORY

Reg. Ref. No. 87A-0738 refers to a grant of permission for shop with office over and the retention of a solicitors office at this location. The site in that instance was the same as that indicated in the current application. Under Reg. Ref. No. 87A-0738 the applicants were required by condition to submit

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site is very narrow and is blocked off with a wooden door.

This report also states that additional car parking would be required to Development Plan Standards (details cannot be calculated until further details of floor area are submitted) and requests additional information on same.

It is noted that the proposed extension encroaches on the area of car parking approved under Reg. Ref. No. 87A-0738. This could be accepted if the applicants can demonstrate that it is possible to accommodate sufficient car parking to cater for the existing (approved) and proposed developments elsewhere on site. However, the shape of the proposed extension is considered unacceptable. It extends some 8 metres from the side boundary wall and leaves a restrictive access way of only c. 3 m. along the western boundary. The existing access way under the arch is very narrow, i.e. 2-25 metres. This is shown on drawings as being c. 3 metres in width.

No other reports have been received on this application to date. ~~one objection~~ has been received. This has been noted.

As stated, the proposed development is located in an area zoned C1 for commercial uses and as such would be generally acceptable. However, the car parking arrangement proposed is unacceptable. The proposed site may be sufficiently large (i.e. 700 sq. m.) to cater for off street car parking for the existing and proposed uses. However, it appears that the applicants intend subdividing this site. Furthermore the applicant (B. Bowman) has been unwilling in the past to accommodate car parking on site other than by the solicitors practice. These matters should be clarified by additional information.

ADDITIONAL INFORMATION was requested from the applicants on 23rd May, 1991, with regard to the following:-

1. The proposed development is for an extension to the rear of the existing building as No. 6, Main Street, Lucan to accommodate a coffee shop/bistro and offices. Lodged plans provide for a building c. 8 metres in width which encroaches on an area of approved car parking and extends to within 3 metres of the western boundary of the site. The existing access to the site is extremely narrow. The proposed development would further restrict the movement of traffic within the site. The applicant is requested to submit any proposals he might have to improve this situation. In this regard the applicant is requested to submit a revised block plan of scale 1:200 which accurately identifies (1) the location of existing and proposed buildings on site, (2) the dimensions at the existing entrance and (3) the distance between the proposed development and the western boundary of the site.

2. The applicant is requested to submit an estimate of the total floor areas

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details of off street car parking to the rear of the premises (minimum 8 no. spaces).

The applicants subsequently appealed this condition (No. 6) on the basis that the premises was to be subdivided and they were only willing to provide the 4 no. spaces to serve the solicitors offices within the site area for security reasons. They suggested contributions in lieu of car parking. This condition was upheld in An Bord Pleanála's decision on this application. The applicants subsequently submitted details of car parking in compliance with condition no. 6. This provided for 8 no. car parking spaces located along the western boundary of the site. A letter of compliance (issued 20th October, 1988) required that this car parking area be surfaced and marked out and be accessible at all times to the users of the premises.

Reg. Ref. No. 88A-1482 refers to a grant of permission for the change of use of part of the ground floor from retail to public office use and signage at 6, Main Street, Lucan for K. Brady. The applicants in this instance were asked by additional information to clarify the position vis a vis off street car parking. Documentation submitted in response indicated that the approved car parking area to the rear is to be shared and made available to the applicant.

Reg. Ref. No. 91A-0954 refers to a ~~current application for~~ <sup>recent refusal of</sup> outline permission for 2 no. apartments at the rear of no. 6, Main Street, Lucan, ie. the southern portion of the subject site (area 2,952 sq. ft.) Access <sup>is</sup> proposed via a laneway to the rear. ~~A decision on this application is pending.~~

The current application provides for a 1,305 sq. ft. (c. 121 sq. m.) development to comprise a coffee shop/bistro and offices. The block plan submitted outlines a c. 60 sq. m. extension to the rear of the existing and approved single storey extension. This single storey extension is to be reconstructed. No details are given regarding the breakdown of the internal floor area of the proposed development between coffee shops and offices (some estimation of this may be required to assess car parking requirement of the proposed development).

With regard to car parking, lodged plans provide for a scheme of on street car parking outside the subject premises. In fact, lodged plans indicate some 43 no. spaces along Main Street. Roads Department report (received 7th May, 1991) states that the proposed on-street parking layout would cause dangerous reversing movements and traffic conflict on Main Street and would only be considered if there was minimal through traffic at this location. Report also notes that the applicants do not have sufficient legal interest in the site of the proposed on street parking area.

Roads Department report comments on the fact that the vehicular access to the

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to be devoted to coffee shop/bistro and office uses respectively. In this regard it is noted that lodged plans are inadequate in detail to allow full consideration of the proposed development.

3. Lodged plans provide for a scheme of on street car parking along Main Street to serve the proposed development. This is considered unacceptable to the Planning Authority.

The applicant is requested to clarify whether he can provide off street car parking to Development Plan Standards to serve the proposed and existing uses outlined in red on lodged plans. In this regard it is noted that the applicants propose subdividing the site and that a current outline application has been lodged (under Reg. Ref. No. 91A-0594) for apartment development on the southern portion of the site.

Additional information was submitted on this application on 18th June, 1991, as follows:

A revised site plan was submitted identifying existing and proposed buildings on site.

According to correspondence lodged the proposed development provides for a coffee shop with offices overhead of floor area 780 sq. feet each. The single storey office accommodation to be reconstructed will measure 504 sq. ft.

With regard to car parking the applicants identify a total of 7 no. car parking spaces along the eastern boundary of the site. The applicants calculate the car parking spaces required as 8. (They calculate 5 spaces required by existing uses plus 3 for the proposed offices). They state that the coffee shop is to be a walk in operation in a village context.

The applicants note that the rear garden is long enough to cater for car parking and that entrances exist from Main Street and via the back lane.

It is calculated that c. <sup>25</sup>~~15~~ no. car spaces would be required to serve existing and proposed uses on site (8 to serve existing uses as conditioned in previous permissions, 3 to serve the proposed offices and c. <sup>2</sup>~~2~~ to serve the coffee shop/bistro). It is noted that c. 17 no. spaces can be accommodated on the entire site (including the site the subject of Reg. Ref. No. 91A-0594). However, access to this area is severely restricted. As outlined previously access from Main street is restricted by the location of existing and proposed buildings - the applicant has not altered the width of the proposed development in the additional information submission. Access from the laneway is likewise restricted (only 3 metres wide in parts). In addition it is unclear whether the applicant holds any rights of way over this laneway.

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The proposed development is considered to be unacceptable. It represents a piecemeal and unco-ordinated development of the overall site.

I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following reasons:-

### REASONS FOR REFUSAL

- 01 The proposed development is located to the rear of an existing building and would constitute piecemeal and disorderly development of backlands and would inhibit the orderly development of the area and as such would seriously injure the amenities of property in the vicinity.
  
- 02 The proposed development provides for an area of car parking to the rear of No. 6, Main Street. Access to this area from both Main Street and the substandard laneway to the rear is severely restricted. Such a development with inadequate car parking facilities would lead to further on street car parking on the adjoining road network and would endanger public safety by reason of a traffic hazard.

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Location: 6 Main Street, Lucan

*115*

*[Signature]*  
.....  
for Dublin Planning Officer

*[Signature]*  
Endorsed: - .....  
for Principal Officer

Order: A decision pursuant to Section 26(1) of the Local Government (Planning and Development) Acts, 1963-1990 to REFUSE OUTLINE PERMISSION for the above proposal for the ( ) reasons set out above is hereby made.

Dated : ..... *4 August 1991* .....

*[Signature]*  
.....  
ASSISTANT CITY AND COUNTY MANAGER *Approved Officer*

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th July, 1991.

*6th August*

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

Register Reference : 91A/0490

Date Received : 2nd April 1991

Correspondence : Colm McLoughlin, Architect,  
Name and : Rusheen House,  
Address : Main Street,  
Lucan,  
Co. Dublin.

Development : Coffee shop/bistro and offices to rear

Location : 6 Main Street, Lucan

Applicant : B. Bowman

App. Type : Outline Permission

Zoning : C1

(MG/DK)

Report of the Dublin Planning Officer dated 16th May, 1991.

This is an application for OUTLINE PERMISSION for a coffee shop/bistro and offices to rear of No. 6, Main Street, Lucan for B. Bowman.

The proposed site is located to the rear of an existing commercial premises at Main Street, Lucan in an area zoned C1 - "to protect, provide for and/or improve local/neighbourhood centre facilities" in the Dublin County Development Plan, 1983. It is also located in the area affected by the Lucan Conservation area.

The proposed site has a stated area of 8,600 sq. ft. (c. 799 sq. m). It is a long narrow site with existing two storey buildings along the street frontage. These are occupied by a firm of estate agents. A solicitors practice operates from a single storey extension to the rear. Access to the yard/garden to the rear is available via a narrow laneway to the side (on site inspected it was noted that this vehicular access was blocked off by a locked wooden door under the existing archway).

Lodged plans indicate a new boundary to be provided c. halfway through the site effectively dividing it in two. On site inspection it was noted that a wooden fence has been constructed further down the site.

### PLANNING HISTORY

Reg. Ref. No. 87A-0738 refers to a grant of permission for shop with office over and the retention of a solicitors office at this location. The site in that instance was the same as that indicated in the current application. Under Reg. Ref. No. 87A-0738 the applicants were required by condition to submit

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

details of off street car parking to the rear of the premises (minimum 8 no. spaces).

The applicants subsequently appealed this condition (No. 6) on the basis that the premises was to be subdivided and they were only willing to provide the 4 no. spaces to serve the solicitors offices within the site area, for security reasons. They suggested contributions in lieu of car parking. This condition was upheld in An Bord Pleanála's decision on this application. The applicants subsequently submitted details of car parking in compliance with condition no. 6. This provided for 8 no. car parking spaces located along the western boundary of the site. A letter of compliance (issued 20th October, 1988) required that this car parking area be surfaced and marked out and be accessible at all times to the users of the premises.

Reg. Ref. No. 88A-1482 refers to a grant of permission for the change of use of part of the ground floor from retail to public office use and signage at 6, Main Street, Lucan for K. Brady. The applicants in this instance were asked by additional information to clarify the position vis a vis off street car parking. Documentation submitted in response indicated that the approved car parking area to the rear is to be shared and made available to the applicant.

Reg. Ref. No. 91A-0954 refers to a current application for outline permission for 2 no. apartments at the rear of no. 6, Main Street, Lucan, i.e. the southern portion of the subject site (area 2,952 sq. ft.) Access is proposed via a laneway to the rear. A decision on this application is pending.

The current application provides for a 1,305 sq. ft. (c. 121 sq. m.) development to comprise a coffee shop/bistro and offices. The block plan submitted outlines a c. 60 sq. m. extension to the rear of the existing and approved single storey extension. No details are given regarding the breakdown of the internal floor area of the proposed development between coffee shops and offices (some estimation of this may be required to assess car parking requirement of the proposed development).

With regard to car parking, lodged plans provide for a scheme of on street car parking outside the subject premises. In fact, lodged plans indicate some 43 no. spaces along Main Street. Roads Department report (received 24th April, 7th May 1991) states that the proposed on-street parking layout would cause dangerous reversing movements and traffic conflict on Main Street and would only be considered if there was minimal through traffic at this location. Report also notes that the applicants do not have sufficient legal interest in the site of the proposed on street parking area.

Roads Department report comments on the fact that the vehicular access to the site is very narrow and is blocked off with a wooden door.

This report also states that additional car parking would be required to Development Plan Standards (details cannot be calculated until further details of floor area are submitted) and requests additional information on same.



# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

It is noted that the proposed extension encroaches on the area of car parking approved under Reg. Ref. No. 87A-0738. This could be accepted if the applicants can demonstrate that it is possible to accommodate sufficient car parking to cater for the existing (approved) and proposed developments elsewhere on site. However, the shape of the proposed extension is considered unacceptable. It extends some 8 metres from the side boundary wall and leaves a restrictive access way of only c. 3 m. along the western boundary. The existing access way under the arch is very narrow, i.e. 2-2.5 metres. This is shown on drawings as being c. 3 metres in width.

No other reports have been received on this application to date. *one objection has been received. This has been noted.*

As stated, the proposed development is located in an area zoned C1 for commercial uses and as such would be generally acceptable. However, the car parking arrangement proposed is unacceptable. The proposed site is likely to be sufficiently large (i.e. 700 sq. m.) to cater for off street car parking for the existing and proposed uses. However, it appears that the applicants intend subdividing this site. Furthermore the applicant (B. Bowman) has been unwilling in the past to accommodate car parking on site other than by the solicitors practice. These matters should be clarified by additional information.

I recommend that ADDITIONAL INFORMATION be requested from the applicant with regard to the following:-

- 01 The proposed development is for an extension to the rear of the existing building at No. 6, Main Street, Lucan to accommodate a coffee shop/ bistro and offices. Lodged plans provide for a building c. 8 metres in width which encroaches on an area of approved car parking and extends to within 3 metres of the western boundary of the site. The existing access to the site is extremely narrow. The proposed development would further restrict the movement of traffic within the site. The applicant is requested to submit any proposals he might have to improve this situation. In this regard the applicant is requested to submit a revised block plan of scale 1:200 which accurately identifies (1) the location of existing and proposed buildings on site, (2) the dimensions at the existing entrance and (3) the distance between the proposed development and the western boundary of the site.
- 02 The applicant is requested to submit an estimate of the total floor areas to be devoted to coffee shop/bistro and office uses respectively. *In this regard it is noted that lodged plans are inadequate in detail to allow full consideration of the proposed development.*
- 03 Lodged plans provide for a scheme of on street car parking along Main Street to serve the proposed development. This is considered unacceptable to the Planning Authority.

The applicant is requested to clarify whether he can provide off street

# COMHAIRLE CHONTAE ÁTHA CLIATH

## Record of Executive Business and Manager's Orders

car parking to Development Plan standards to serve the proposed and existing uses outlined in red on lodged plans. In this regard it is noted that the applicants propose subdividing the site and that a current outline application has been lodged (under Reg. Ref. No. 91A-0594) for apartment development on the southern portion of the site.

*W. Pendergh*  
.....  
for Dublin Planning Officer

*[Signature]*  
.....  
Endorsed:-.....  
for Principal Officer

*ms*  
Order: I direct that ADDITIONAL INFORMATION be requested from the applicant for outline Permission as set out in the above report and that notice thereof be served on the applicant.

Dated : ..... *23 May 1991* ..... *K. O'Sullivan*  
.....  
ASSISTANT CITY AND COUNTY MANAGER

to whom the appropriate powers have been delegated by order of the Dublin City and County Manager dated 26th April, 1991.

DUBLIN COUNTY COUNCIL

REG. REF:

91A/490.

LOCATION:

6 Main Street, Lucan.

APPLICANT:

B. Bowman.

PROPOSAL:

Coffee shop/bistro and offices to rear.

DATE LODGED:

2.4.91.

A recent site inspection showed that vehicular access to the site was blocked off by a locked wooden door. This would appear to be in contravention of Condition 6 of 87A/738 (see file) of An Bord Pleanala decision. It was not possible to ascertain if the "car park" has been surfaced or properly laid out and it would appear that this proposal would delete some of the car parking spaces.

The present proposal would require additional parking to Development Plan Standards (the exact number cannot yet be calculated till further details of floor usage are submitted).

The proposed on street parking layout would cause dangerous reversing movements and traffic conflict on Main Street and could only be considered if these were minimal through traffic on Main Street. The applicant does not have sufficient legal interest in the site of proposed on street parking area.

If further consideration is given to a grant of permission, a revised plan should be requested showing:-

1. An off street car park to Development Plan Standards, the number of spaces to cater for developments permitted by 87A/738 and the current proposal.
2. Applicant to show how public access can be maintained during business hours to the car park by the removal of door and the provision of prominently placed signs.

(Note: The access to the rear car park is extremely narrow).

3. The car park to be properly surfaced drained and marked out, with the required no. of spaces.
4. No surface water to flow onto public road.

TR/BMcC  
29.4.91.

PLANNING DEPT.  
DEVELOPMENT CONTROL SECT  
Date ..... 7/05/91 .....  
Time ..... 9.30 A.M. ....

SIGNED:

*J. Rogers*

DATE:

*29/4/91*

ENDORSED:

*C. Brink*

DATE:

*29/4/91*



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 3676 /91      Date of Decision : 9th August 1991

Register Reference : 91A/0490      Date Received : 18th June 1991

Applicant : B. Bowman

Development : Coffee shop/bistro and offices to rear

Location : 6 Main Street, Lucan

Time Extension(s) up to and including :

Additional Information Requested/Received :230591//180691

In pursuance of its functions under the above mentioned Acts, the 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 Reasons set out on the attached Numbered Pages.

NUMBER OF REASONS:- .....<sup>2</sup>.....ATTACHED.

signed on behalf of the Dublin county council.....  
for Principal Officer

Date: 13/8/91.....

Colm McLoughlin, Architect,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.

## NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.

2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

(d) A person who is not a party to an appeal must pay a fee of £15 (fifteen pounds) to An Bord Pleanala when making submissions or observations to An Bord Pleanala in relation to an appeal.

4. If the Council makes a decision to grant permission/approval and there is no appeal to An Bord Pleanala against this decision, PERMISSION/APPROVAL will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If every appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/APPROVAL after the withdrawal.

5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Reg. Ref. 91A/0490  
Decision Order No. P/ 3676 /91  
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

REASONS FOR REFUSAL

---

- 01 The proposed development is located to the rear of an existing building and would constitute piecemeal and disorderly development of backlands and would inhibit the orderly development of the area and as such would seriously injure the amenities of property in the vicinity.
  
- 02 The proposed development provides for an area of car parking to the rear of No. 6, Main Street. Access to this area from both Main Street and the substandard laneway to the rear is severely restricted. Such a development with inadequate car parking facilities would lead to further on street car parking on the adjoining road network and would endanger public safety by reason of a traffic hazard.

## NOTES

1. An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. ANY OTHER PERSON may appeal within twenty one days beginning on the date of this decision.
2. An appeal shall be in writing and shall state the subject matter and grounds of appeal. It should be addressed to:-

An Bord Pleanala,  
Blocks 6 and 7  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

3. An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by the prescribed fee.

(a) An appeal against a decision relating to commercial development by the person by whom the application was made must be accompanied by a fee of £100 (one hundred Pounds).

"Commercial Development" means development for the purposes of any professional, commercial or industrial undertaking, development in connection with the provision for reward of services to persons or undertakings, or development consisting of the provision of two or more dwellings, but does not include development for the purposes of agriculture.

(b) An appeal other than an appeal mentioned at (a) above, including third party appeal must be accompanied by a fee of £50 (fifty pounds)

(c) A party to an appeal making a request to An Bord Pleanala for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanala a fee of £50 (fifty pounds).

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5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone:773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0490

Date : 19th June 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Coffee shop/bistro and offices to rear

LOCATION : 6 Main Street, Lucan

APPLICANT : B. Bowman

APP. TYPE : Additional Information

With reference to above, I acknowledge receipt of your application received on 18th June 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Colm McLoughlin, Architect,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.



# COLM McLOUGHLIN

PLANNING & DESIGN SERVICES  
ARCHITECTS & CONTRACT MANAGERS

Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.  
Telephone: (Office) 6241453, 6281410.  
(Home) 6240873.  
Fax: 6281583.

17 June, 1991

Principal Officer,  
Dublin County Council,  
Planning Department,  
Irish Life Centre,  
Lower Abbey Street,  
Dublin 1.

91A/0490  
1.4.0  
A.1

91A/0490

Re: 91A/0490 - Additional Information

Dear Sir,

Further to your letter of the 24/5/91 please find enclosed details as requested as additional information.

We have set out the site on plan showing the proposal and incorporating the existing approved car parking. The layout provides for coffee shop at ground floor level and measures 780 sq ft. The first floor would be offices measuring 780 sq ft.

The single storey structure reconstruction of existing offices within the original size and area measures 504 sq ft.

The existing front building houses:

Ground Floor	:	Brady Auctioneer
Two Staff	:	One Car only
First Floor	:	Lee/Stafford Engineers
Two Staff	:	Two Cars
Rear Offices	:	Bowman Solicitors
Three Staff	:	Two Cars
Total Cars = 5		

The proposed coffee shop would be a facility for the village and would be a walk in off the street operation. The proposed offices would be an extension of Bowman Solicitors allowing for three more staff with 3 cars allocation. The total car space required for off street parking is 8.

The question of lodged plans showing a scheme for on street parking we felt certainly would resolve double parking of cars using the post office next to our development and we had reached agreement with the traders on this point. However, we will accept Council's unacceptance of this parking proposal.

The question of parking in Main Street, Lucan has always been a problem, but it should not hinder future developments for this good business villages. We would be prepared to contribute, contributions to the Council for car parking within the village for site allocation or purchase.

In relation to the other application at the rear of the site for two apartments Reg No. 91A - 0594, the decision to refuse this application was made prior to our additional submission so the clarification on this point is not now relevant.

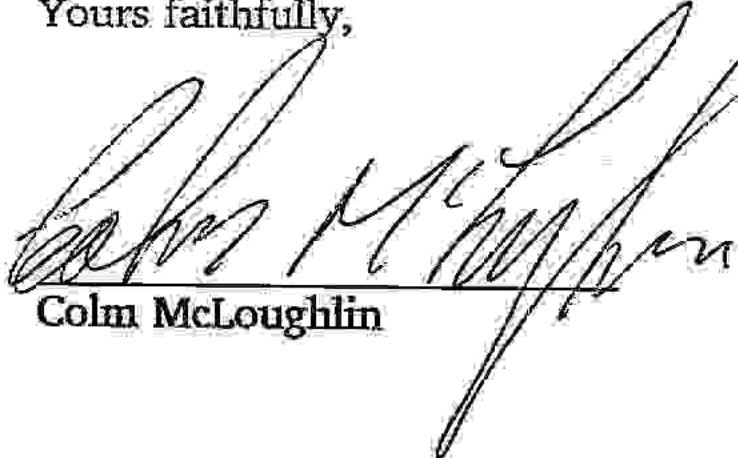
The rear garden is certainly long enough to allow for a great deal of parking and we could have an entrance in from the Main Street and an exit via the backlane.

On this point the Council have approved entry from the Main Street to the rear of the site at the No. 6 Main Street.

I would appreciate your consideration of our additional information, bearing in mind that the village must succeed in business presently and futurewise to stabilise the trading, now that we have larger business developments in construction on the outskirts of the village.

It is important that Lucan village is kept alive, have its own identity and not to "die a thousand deaths" like Palmerstown village after all the outskirt developments were built.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Colm McLoughlin', written over a horizontal line. The signature is fluid and cursive.

Colm McLoughlin



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Decision Order Number : P/ 2269 /91      Date of Decision : 23rd May 1991

Register Reference : 91A/0490      Date Received : 2nd April 1991

Applicant : B. Bowman

Development : Coffee shop/bistro and offices to rear

Location : 6 Main Street, Lucan

Dear Sir/Madam,

With reference to your planning application, received here on 02.04.91 in connection with the above, I wish to inform you, that before the application can be considered under the Local Government (Planning and Development) Acts 1963 - 1990, the following additional information must be submitted in quadruplicate:-

- 01 The proposed development is for an extension to the rear of the existing building at No. 6, Main Street, Lucan to accommodate a coffee shop/ bistro and offices. Lodged plans provide for a building c. 8 metres in width which encroaches on an area of approved car parking and extends to within 3 metres of the western boundary of the site. The existing access to the site is extremely narrow. The proposed development would further restrict the movement of traffic within the site. The applicant is requested to submit any proposals he might have to improve this situation. In this regard the applicant is requested to submit a revised block plan of scale 1:200 which accurately identifies (1) the location of existing and proposed buildings on site, (2) the dimensions at the existing entrance and (3) the distance between the proposed development and the western boundary of the site.
- 02 The applicant is requested to submit an estimate of the total floor areas to be devoted to coffee shop/bistro and office uses respectively. In this regard it is noted that lodged plans are inadequate in detail to allow full consideration of the proposed development.
- 03 Lodged plans provide for a scheme of on street car parking along Main Street to serve the proposed development. This is considered unacceptable to the Planning Authority.

Colm McLoughlin, Architect,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.



Blac 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
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Dublin 1.  
Telephone: (01)724755  
Fax: (01)724896

Reg. Ref. 91A/0490  
Decision Order No. P/ 2269 /91  
Page No: 0002

The applicant is requested to clarify whether he can provide off street car parking to Development Plan Standards to serve the proposed and existing uses outlined in red on lodged plans. In this regard it is noted that the applicants propose subdividing the site and that a current outline application has been lodged (under Reg. Ref. No. 91A-0594) for apartment development on the southern portion of the site.

Please mark your reply "ADDITIONAL INFORMATION" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
.....  
PRINCIPAL OFFICER

Date : 24/5/91

## NOTES

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Blocks 6 and 7  
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5. Approval of the Council under the Building Bye-Laws must be obtained and the terms of the approval must be complied with in the carrying out of the work before any development which may be permitted is commenced.

# COMHAIRLE CHONTAE ÁTHA CLIATH

PAID BY — DUBLIN COUNTY COUNCIL

46/49 UPPER O'CONNELL STREET,  
DUBLIN 1.

Issue of this receipt is not an  
acknowledgement that the sum  
tendered is the prescribed application  
fee

N 35292  
Balance

- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

€ 120.12

Received this

19th

day of

April

1991

from

Pat McLaughlin  
Lisheen House  
Main St., Lucan

the sum of

one hundred and twenty

Pounds

twelve

Pence, being

Balance

fee on 91A/490

Maeleen Deane

Cashier

S. CAREY

Principal Officer

10/11

# COLM McLOUGHLIN

PLANNING & DESIGN SERVICES  
ARCHITECTS & CONTRACT MANAGERS

*WITH COMPLIMENTS*

Rusheen House, Main Street, Lucan, Co. Dublin.  
Telephone: (Office) 6241453, 6281410. (Home) 6240873.  
Fax: 6281583.



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1,  
Dublin 1.  
Telephone: (01)724755  
Fax: (01)724896

Register Reference : 91A/0490

Date : 8th April 1991

Dear Sir/Madam,

Development : Coffee shop/bistro and offices to re

LOCATION : 6 Main Street, Lucan

Applicant : B. Bowman

App. Type : OUTLINE PERMISSION

Date Recd : 2nd April 1991



Your application in relation to the above was submitted with a fee of  
£40.00

On examination of the plans submitted it would appear that the  
appropriate amount should be £160.12

I should be obliged if you would submit the balance of £120.12  
as soon as possible as a decision cannot be made on this application  
until the correct fee is received.

Yours faithfully,

PRINCIPAL OFFICER

Colm McLoughlin, Architect,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.



Building Control Department,  
Liffey House,  
Tara Street,  
Dublin 1.  
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,  
Block 2, Irish Life Centre,  
Sraid na Mainistreach Iacht,  
Lower Abbey Street,  
Baile Atha Cliath 1.  
Dublin 1.  
Telephone. (01)724755  
Fax. (01)724896

Register Reference : 91A/0490

Date : 3rd April 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : Coffee shop/bistro and offices to rear

LOCATION : 6 Main Street, Lucan

APPLICANT : B. Bowman

APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 2nd April 1991.

Yours faithfully,

.....  
PRINCIPAL OFFICER

Colm McLoughlin, Architect,  
Rusheen House,  
Main Street,  
Lucan,  
Co. Dublin.

OUTLINE



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission  Outline Permission  Approval  Place / in appropriate box.  
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building ..... N<sup>o</sup> 6 MAIN ST LUCAN  
(If none, give description sufficient to identify) ..... (RERE) 1/40 2/4

3. Name of applicant (Principal not Agent) ..... BARRY BOWMAN  
Address ..... N<sup>o</sup> 6 MAIN ST LUCAN Tel. No. .... N35038

4. Name and address of ..... COL M McLOUSKIN ARCHITECT  
person or firm responsible ..... RUSHEN HOUSE MAIN ST LUCAN Tel. No. .... 6241453  
for preparation of drawings

5. Name and address to which ..... COL M McLOUSKIN ARCH  
notifications should be sent ..... RUSHEN HOUSE MAIN ST LUCAN

6. Brief description of ..... COFFEE SHOP / BISTRO OFFICES / PARKING  
proposed development

7. Method of drainage ..... SEWERS B. Source of Water Supply ..... SEWERS

9. In the case of any building or buildings to be retained on site, please state:-  
(a) Present use of each floor ..... EXISTING BUSINESS FRONT & REAR  
or use when last used.  
(b) Proposed use of each floor

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? ..... PARTIAL RECONSTRUCTION

11.(a) Area of Site ..... 8500 Sq. Ft. Sq. m.  
(b) Floor area of proposed development ..... 1305 Sq. Ft. Sq. m.  
(c) Floor area of buildings proposed to be retained within site ..... Sq. m.

CO. DUBLIN outline permission sought for coffee shop/bistro and offices to rear of 6 Main St. Lucan for B. Bowman

12.State applicant's legal interest or estate in site ..... FREEHOLD (i.e. freehold, leasehold, etc.)

13.Are you now applying also for an approval under the Building Bye Laws? Yes  No  Place / in appropriate box. 02 APR 91

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: AS REQ

15.List of documents enclosed with application. PLANS / SITE MAPS / FEE LETTER

16.Gross floor space of proposed development (See back) ..... Sq. m.

No of dwellings proposed (if any) ..... Class(es) of Development

Fee Payable £ ..... Basis of Calculation  
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) ..... Barry Bowman Date ..... 02/4/91

Application Type ..... OUTLINE  
Register Reference ..... 91A/0490

Amount Received £ .....  
Receipt No ..... 17/6

Date .....

FOR OFFICE USE ONLY  
APPROVED SIGNATURE  
2 APR 1991  
204.0

RECEIVED  
02/4/91  
10.00

RECEIPT CODE

# COMHAIRLE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL  
46/49 UPPER O'CONNELL STREET  
DUBLIN 1.

This receipt is not an  
authoritative document and can  
not be used to verify applications  
No. N 35038

- PAID BY
- CASH
- CHEQUE
- M.O.
- B.L.
- I.T.

£40.00

2nd day of April 1997

Received this from Colm Mc Loughlin  
Rushan House, Man St, Lucan

the sum of Indy Pounds  
 Pence being 6 6 planning  
application at 6 Man St, Lucan

Michael O'Han Cashier

S. CAREY  
Principal Officer

# COLM McLOUGHLIN

PLANNING & DESIGN SERVICES  
ARCHITECTS & CONTRACT MANAGERS

PRINCIPAL OFFICER  
DUBLIN COUNTY COUNCIL  
PLANNING DEPT.

RUSHEEN HOUSE,  
MAIN STREET,  
LUCAN,  
CO. DUBLIN.  
TEL 6241453 Office  
FAX 6281583  
TEL 6281410 Office  
TEL 6240873 Home

RE: 6 MAIN ST. LUCAN.

DEAR SIR,

ENCLOSED APPLICATION FOR COFFEE SHOP  
BISTRO & OFFICES WITH PROPOSED PARKING SCHEME  
AT 6 MAIN ST. LUCAN:

THE PROJECT WOULD BE TO OFFER  
A SMALL COFFEE SHOP OPERATION TO SERVE THE  
NEEDS OF LOCAL BUSINESS AND GENERAL VILLAGE  
SHOPPING, ENHANCING THE RICH LOCALISED  
ATMOSPHERE OF A COUNTRY VILLAGE WITHIN THE  
MEANINGS OF THE TERM:

THE VILLAGE AT PRESENT IS ONLY  
SERVICED BY PUBLIC HOUSES AND CHIP SHOP TAKE  
AWAYS WHICH MINIMISES THE SERVICE TO YOUNG  
SCHOOL CHILDREN ETC.

THIS WORTHWHILE PROJECT WOULD  
GIVE USAGE TO ALL THE AGE GROUPS OF THE  
AREA, SUCH AS THE PENSIONERS ATTENDING  
THE ADJACENT POST OFFICE, THE SCHOOL  
CHILDREN "BROWSING" IN CAREY'S NEWSAGENTS  
AND THE UNEMPLOYED CALLING TO THE WELFARE OFFICE.  
IN GENERAL IT WOULD PROVIDE  
A FOCAL POINT FOR A RELAXED SETTING  
IN A VILLAGE ~~WITH~~ SETTING OF CHARACTER  
AND BEAUTY:

THE OFFICES ARE OF AN UPGRADING  
NATURE AND RECONSTRUCTION OF THE BOWITANS  
OFFICES KEEPING IN MIND THE HISTORIC  
VIEW POINTS, PERTAINING TO THE VILLAGE:

THE CAR PARKING SCHEME  
WE WOULD WOULD ENHANCE THE MAIN STREET

2 APR 1990

REC NO  
PLICA NO L

# COLM McLOUGHLIN

PLANNING & DESIGN SERVICES  
ARCHITECTS & CONTRACT MANAGERS

1  
RUSHEEN HOUSE,  
MAIN STREET,  
LUCAN,  
CO. DUBLIN.  
TEL. 6241453 Office  
FAX 6281583  
TEL 6281410 Office  
TEL 6240873 Home

PARKING DIFFICULTIES, AND IT WOULD PROVIDE FOR ORDERLY PARKING IN THE VILLAGE AND GIVE BETTER USE OF THE FOOT PATH:

THE PRESENT WIDE FOOT PATH IS ALLOWING CARS TO PARK ON SAME AND CREATING PEDESTRIAN DIFFICULTIES AND DANGERS:

OUR PROPOSAL WOULD BE TO NARROW THE PRESENT FOOT PATH AND LINE OUT PARKING BAYS AT ANGLE SO AS NOT TO ENCRDACH ON THE MAIN STREET.

AT THE PATH END, A COBBLE BRICK LANDSCAPED SECTION WOULD FINISH EACH SECTION AND MAYBE A TREE PLANT OF CHERRY BLOSSOMS WOULD ADD COLOUR TO THE LINE OF THE PATH:

THE PARKING WOULD STRETCH FROM STASS'S BICYCLE SHOP UP TO THE EBS OFFICES, AS COLOURED ON PLAN:

THE AREA FROM STASS'S SHOP UP TO THE E.B.S. HAS A NUMBER OF BUSINESS PROPERTIES SUCH AS:-  
FLOWER SHOP, PICTURE SHOP, AUCTIONEER,  
Co-op STORE, SHOE SHOP, ELECTRICAL SHOP  
POST OFFICE, NEWS AGENTS AND CHESTIST.

A CONTRIBUTION FROM ALL THESE COMMERCIAL PROPERTIES WOULD CERTAINLY FUND OR FULLY FUND THE COSTS OF THE CAR PARKING SCHEME, SO AS NOT TO OVER BURDEN THE COUNCIL'S

# COLM McLOUGHLIN

PLANNING & DESIGN SERVICES  
ARCHITECTS & CONTRACT MANAGERS

2  
RUSHEEN HOUSE,  
MAIN STREET,  
LUCAN,  
CO. DUBLIN.  
TEL. 6241453 Office  
FAX 6281583  
TEL 6281410 Office  
TEL 6240873 Home

MONIES WHICH WE REALISE ARE AT A LOW  
AT PRESENT:

WE FEEL THAT OUR PROJECT IS  
WORTHWHILE AND WE HAVE TAKEN FULLY  
INTO CONSIDERATION THE VILLAGE CHARACTER:

I WOULD APPRECIATE YOUR  
CONSIDERATION OF THE PROJECT AND ASSURE  
YOU OF OUR BEST INTENTIONS AT ALL TIMES.

Yours Faithfully



26/3/91.