

Dublin County Council

Comhairle Chontae Atha Cliath

Planning Department

Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel: 724755



With Compliments

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/593

APPEAL by Sean Moffett care of Colm McLoughlin of Rusheen House, Main Street, Lucan, County Dublin against the decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse an outline permission for development comprising the erection of 15 two-storey units comprising 30 apartments and to refuse permission for demolition of a habitable house at The Hollow, Newcastle Road, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the demolition of a habitable house and to grant outline permission for the erection of 15 two-storey units comprising 30 apartments in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission and outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would comply with the zoning and density requirements of the current Dublin County Development Plan and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

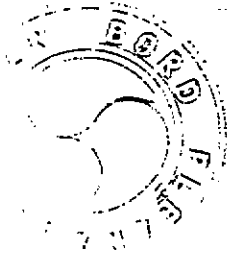
1. The number of apartments in the proposed development shall be reduced to 22 by the omission of blocks numbers 1 and 2 and 14 and 15 to give a more acceptable density having regard to the area of the site available for development, to reduce the impact on the bank by excavation and to ensure proper access to the upper part of the site and to provide adequate space at the northern and southern sections of the site.

Reason: In the interest of residential amenity and the proper planning and development of the area.

SECOND SCHEDULE (CONTD.)

7. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure that is proposed to be incurred by the said Council in the provision of public open space in the area which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public open space which will facilitate the proposed development.



M. J. Connell

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 13th day of *March* 1992.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/1310

APPEAL by William O'Reilly care of John L. Griffith and Partners of 28 Merrion Square, Dublin against the decision made on the 3rd day of October, 1991 by the Council of the County of Dublin to refuse outline permission for development comprising the construction of one replacement house at Main Street, Newcastle, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, outline permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

There are no public foul sewerage facilities available to serve the proposed development because of lack of dilution in the stream receiving the effluent from the Newcastle Treatment Plant. The proposed development would be premature by reason of the said existing deficiency in the provision of public foul sewerage facilities and the period within which the constraints involved may reasonably be expected to cease and would, accordingly, be prejudicial to public health.



Ann Cow. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 12th day of March, 1992.

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/553

APPEAL by Michael Heather care of Sean McMullan of 1 Saint Margaret's Avenue, Malahide, County Dublin against the decision made on the 20th day of December, 1991 by the Council of the County of Dublin to grant subject to conditions a permission for development comprising the conversion of an existing agricultural building to residential use at Streamstown, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to condition number 6 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said condition, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 19 of the Local Government (Planning and Development) Act, 1983, hereby directs the said Council to remove the said condition number 6 and the reason therefor.



John Dwyer

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 16th day of *March*

1992.



Attention: Mr. L. Doyle.

P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connaill Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434

Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref. 91A/593.
Your Ref. 91A/593.
Date 11.10.91.

Re: 30 Apartments at the Hollow, Newcastle Road, Lucan

Reg. Ref: 91A/593.

Please be advised that RPS. 3459 has not yet been formally draughted and presented to the Council. Attached is a 'draft' for same, based on our road reservation lines, which will form the basis for the final map. We trust this will serve your purposes for the moment.

A handwritten signature in black ink, appearing to read 'T. Brick'.

T. Brick,
Senior Executive Engineer,
Roads Planning Division.

TB/BMcC



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

Mr. John Henry,
Senior Engineer,
Roads Department,
Dublin County Council.

Our Ref: 91A/0593

25 September 1991

Re: Proposed 15 two storey units comprising 30 apartments at
The Hollow, Newcastle Road, Lucan for S. Moffett.

91A/593 ~~91A/593~~

Dear Sir,

I refer to the above planning application which is currently the subject of an appeal and would be most obliged if you could forward me a copy of Drawing No. RPS 3459 as soon as possible.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE.

Yours faithfully,


for Principal Officer.

Planning Control Section
ROADS DEPARTMENT
- 9 OCT 1991
DUBLIN COUNTY COUNCIL
46-49 Upper O'Connell Street.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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NOTIFICATION OF DECISION TO REFUSE OUTLINE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963-1990.

Decision Order Number : P/ 2562 /91 Date of Decision : 7th June 1991
Register Reference : 91A/0593 Date Received : 16th April 1991

Applicant : S. Moffett

Development : 15 two storey units comprising 30 apartments

Location : The Hollow, Newcastle Road, Lucan

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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:- ..6.....ATTACHED.

Signed on behalf of the Dublin County Council..... *J. de Bastevel*
for Principal Officer

Date:..... 11/6/91

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

Reg.Ref. 91A/0593
Decision Order No. P/ 2562 /91
Page No: 0002



Bloc 2, Ionad Bheatha na hEireann,
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Fax. (01)724896

REASONS FOR REFUSAL

- 01 The proposed development would not be in accordance with the proper planning and development of the area in that it is considered excessive having regard to the configuration of the site and the existing density prevailing in the immediate vicinity and as such would seriously injure the amenities of property in the vicinity
- 02 The proposed development provides for access onto the heavily trafficked Newcastle Road which is extremely substandard in width and alignment and has a relatively steep gradient. Vision at the proposed access is inadequate, particularly to the south and the movement of vehicles into and out of the site would endanger public safety by reason of a traffic hazard. In this regard it is considered that the width of the proposed vehicular access is excessive.
- 03 The newspaper notice submitted with the application does not accurately describe the proposed development in that it does not refer to the demolition of the existing bungalow on site, although this would be required to accommodate the proposed development.
- 04 The proposed development because of its nature and extent would require the excavation of the existing slope which runs the length of the site. This could have the undesirable effect of destabilising existing mature trees on the higher portion of the site thus requiring their removal. This would contravene the specific objective of the County Development Plan, 1983, which effects this area, "to protect and maintain existing trees and woodland" and would be contrary to the proper planning and development of the area. In this regard trees at the lower level would be lost in the proposed development.
- 05 The proposed layout is considered substandard in terms of the number and disposition of buildings on site and as such is contrary to the proper planning and development of the area.
- 06 The proposed layout does not provide for any suitable areas of public or private open space in accordance with the standards set out in the 1983 Dublin County Development Plan.

SS only.

Ⓟ

Register Reference : 91A/0593

Date : 24th April 1991

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 16th April 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

DUBLIN Co. COUNCIL
29 APR 1991
SAN SERVICES.

Paul Galvin

DUBLIN Co. COUNCIL
PRINCIPAL OFFICER
SANITARY SERVICES
- 5 JUL 1991
Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Available in principle. No occupancy to take place until Sept. For - level pumpin station has been completed and commissioned.

SURFACE WATER

*Available to stream.
Details of the bridging of the stream to be lodged at approval stage.*

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

[Signature] 24/6/91.

J.R.
27/6/91

A.F.B.K

Register Reference : 91A/0593

Date : 24th April 1991

.....
ENDORSED _____ DATE _____

WATER SUPPLY... *No objection provided usual standards of good practice apply.* *Y. Gohas EE 15/01*

R. M. K. 2/5/91

.....
ENDORSED *[Signature]* DATE *28/6/91*

DUBLIN COUNTY COUNCIL

REG. REF: 91A/593.
LOCATION: The Hollow, Newcastle Rd, Lucan.
APPLICANT: S. Moffett.
PROPOSAL: 15 two storey units.
DATE LODGED: 16.4.91.

The site fronts onto the heavily trafficked Lucan/Newcastle Road which is very substandard with regard to width and alignment and has a relatively steep gradient.

Vision at the access is obscured in a southerly direction by a stone wall and earth mound. The Grifeen river runs on the inside of the wall and there is no public footpath along the wall. (Lowering the wall would endanger pedestrians).

It may be possible to provide adequate vision at the access by culverting and realigning the Grifeen river at the southern part of the site and providing a new wall and footpath. The vegetation on the inner bank of the river would require removal and replacement by a low fence to improve vision. This would require substantial engineering works.

It is noted that the site is affected by a Road Reservation as shown on RPS. 3459.

If further consideration is given to a grant of outline permission then Additional Information should be requested and the applicant asked to show how he can provide for adequate vision at the access, and how pedestrian safety can be provided. If sightlines well in excess of 90 metres from a 3 metre setback cannot be provide then outline permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

In addition the access design would have to be agreed with Roads Department (that shown is too wide) and 39 parking spaces with proper access to each would have to be provided on site.

TR/BNcC
10.5.91.

SIGNED: Joyance Fogarty

DATE: 10/5/91

ENDORSED: G.P. Sinden

DATE: 13/5/91

DUBLIN COUNTY COUNCIL

WA 239A.

Proposal: Bungalows.

Location: The Hollow, Lucan.

Applicant: Mr. R. Moffett.

Lodged: 25/11/1981.

Outline permission should be refused. Additional turning movements onto the substandard Hillcrest Road would endanger public safety by reason of a traffic hazard.

Signed _____

J. L. R. P. W.

Date _____

5/1/82

JEP/MC

4th January, 1982.

(W)

Best

Register Reference : 91A/0593

Date : 24th April 1991

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 16th April 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

Yours faithfully,

Paul Galvin

PRINCIPAL OFFICER

ROADS DEPARTMENT OBSERVATIONS :

- 1. Received in Roads Department ... ²⁹... ⁴... ⁹¹
- 2. Application logged on control sheets ... YES... o/s 17/6
- 3. Details provided (a)North point (b)Location map (c)Site outlined
- 4 (a)Site affected by road reservations. Directly/~~Indirectly~~
 (b)Reservations shown. ~~Correctly/Incorrectly/Approx.~~
 (c)Details of other roads proposals nearby
- 5. Previous Planning History/Appeal Decisions.....
-
-

SENIOR ENGINEER,
ROADS DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

Register Reference : 91A/0593

Date : 24th April 1991

6.Site observations : Access.....

Margin width:Front.....Side..... Carriage Width.....

Footpath.....

Relocate poles/service pipe/ditches

Construct footpath.....Kerbs.....

Endorsed :..... Date :

Comments

.....

.....

.....

.....



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 THE HOLLOW NEWCASTLE RD
(If none, give description
sufficient to identify) LUCAN CO DUBLIN

3. Name of applicant (Principal not Agent) MR SEAN MOFFETT & MRS REBECCA MOFFETT.
Address THE HOLLOW NEWCASTLE RD Tel. No.

4. Name and address of COLM McLOUGHLIN ARCH
person or firm responsible RUSHEEN HOUSE MAIN ST LUCAN Tel. No. 6241453
for preparation of drawings

5. Name and address to which COLM McLOUGHLIN ARCH.
notifications should be sent RUSHEEN HOUSE MAIN ST. LUCAN

6. Brief description of
proposed development APARTMENTS

7. Method of drainage MAINS 8. Source of Water Supply MAINS

9. In the case of any building or buildings to be retained on site, please state:-
(a) Present use of each floor
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? EXISTING BUNGALOW

11. (a) Area of Site 3 ACRES Sq. m.

(b) Floor area of proposed development Sq. m.

(c) Floor area of buildings proposed to be retained within site Sq. m.

12. State applicant's legal interest or estate in site FREE HOLD
(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.

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 PLANS / SITE MAP / PAPER ADD.
application LETTER FEE.

CO. DUBLIN Outline permission
sought for 15 two storey units
comprising 30 apartments in The
Hollow, Newcastle Road, Lucan
for S. Moffett.

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

No of dwellings proposed (if any) 15 Class(es) of Development DOMESTIC

Fee Payable £ 360 Basis of Calculation 15X24
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) [Signature] Date 14/4/91.

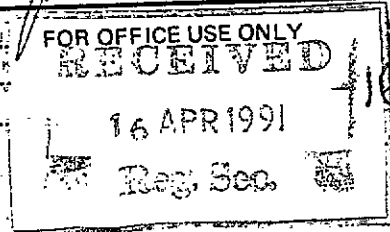
Application Type OUTLINE

Register Reference 91A/0593

Amount Received £ 2.40

Receipt No 16/4

Date



Irish
Pres
3/4/91

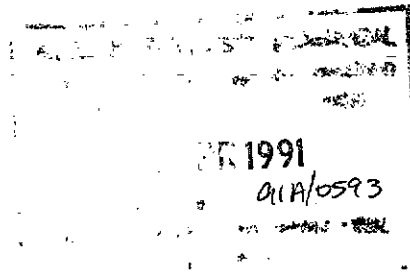
COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

Principal Officer,
Dublin County Council,
Planning Department.

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

REF: Apartments
The Hollow,
Newcastle Road,
Lucan,
Co. Dublin.



Dear Sir,

Enclosed application for above apartments:

Mrs. Moffett presently lives on the site in a family bungalow but due to a serious heart problem she cannot remain on this site or upkeep the house and lands:

Mrs. Moffett now wishes to dispose of the site and raise the necessary funds for her operation and to give her the availability of cared nursing in the future:

The proposal would be to build these upmarket apartments on the lower portion of the site taking into consideration the character of the area and the site:

The site is presently fronted with high level trees and is very secluded from the Newcastle Road, it also is bounded at the rear by a high level banking stretching up 100'-0" to the top portion:

The quality of the site would be secured by maintaining the front stream and enhancing it with further planting and a cobble-brick courtyard. Entrance pointing inwards to a decorative flowing fountain with surrounding shrubbery:

There is need for this type of quality apartment close to the village of Lucan to facilitate the growing professional personell working within the village and surrounding area.

The services of sewer and essential services are available on the road to service the site and habitable accomadation we feel would be a more presentable order of planning than commercial or industrial use of the site bearing in mind the character of the old village.

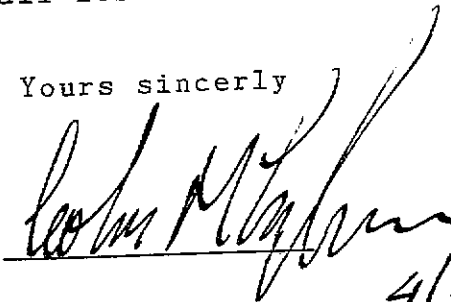
The immediate area at present houses a quality Bed & Breakfast, a superior small housing estate in Vesey Park and a number of single bungalows:

contd.

The council have already approved a housing development in Priose Lane for Lucan Youth Centre at the top of the site bordering Moffetts site, so we would feel that this orderly development would not be contrary to the existing Council and Planning policy for Lucan and it would certainly characterise this section of the Newcastle Road in Lucan.

I would appreciate your consideration of the application for all its merits.

Yours sincerely


4/4/91.

16 APR 1991
A16/0593

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 693

1	ENTERED IN OBJECTORS REGISTER	/
2	ENTERED IN BLUE FOLDER	/
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.: Appeal Decision: <u>A.P.</u> Appeal Date: <u>13/3/92</u>	—
		/
		/
5	COPY OF DECISION FOR WEEKLY LIST (LAURA/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	/
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	TO L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....54
 CONDITIONS:.....53



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/0593

Date : 29th July 1991

Dear Sir/Madam,

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

I wish to inform you that an appeal has been lodged with An Bord Pleanala against the Council's decision to REFUSE OUTLINE PERMISSION .

All further correspondence in relation to this appeal should be addressed to The Secretary, An Bord Pleanala, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel.728011).

Please note that submissions or observations made to An Bord Pleanala by or on behalf of a person (other than the applicant) with regard to an appeal made by another person must be accompanied by a fee of £15.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'M. J. Walsh', written over a dotted line.

.....
for PRINCIPAL OFFICER

David Walsh,
100 Esker Lawns,
Lucan,
Co. Dublin.



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
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Yours faithfully,


.....

for PRINCIPAL OFFICER

Cicil D. Hall,
Primrose Hill,
Lucan,
Co. Dublin.



Bloc 2, Ionad Bheathú hÉireann,
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/0593

Date : 10th June 1991

Dear Sir/Madam,

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

I wish to inform you that by Order dated 07.06.91 it was decided to REFUSE OUTLINE PERMISSION for the above proposal.

This decision, together with the conditions/reasons attached thereto, is recorded in the Planning Register kept at this office in accordance with Section 8 of the Local Government (Planning and Development) Act 1963. This register may be inspected during office hours [9.00a.m. - 12.30p.m. 2.15p.m. - 4.30p.m.] and interested party may obtain a certified copy of an entry therein on payment of a fee of £5 in respect of each entry.

It should be noted that the proposer may appeal to An Bord Pleanála against the decision or any conditions attached to the Council's decision within one month beginning on the day of receipt by him of the Council's decision. Any other person may appeal to An Bord Pleanála within three weeks beginning on the date of decision. Interested parties are advised to consult the Planning Authority or An Bord Pleanála to ascertain if an appeal has been lodged by the applicant.

All appeals against decisions of the Planning Authority and all correspondence in relation to new and existing appeals should be addressed to The Secretary, An Bord Pleanála, Blocks 6 & 7 Irish Life Centre, Lower Abbey Street, Dublin 1. (Tel. 728011). Any appeal made to An Bord Pleanála will be invalid unless the correct fee is received by An Bord Pleanála within the statutory appeal period. The fee in respect of an appeal by an applicant for permission relating to commercial development is £100; any other appeal is £50.

Submissions or observations made to An Bord Pleanála by or on behalf of a person (other than the applicant) as regards an appeal made by another person must be accompanied by a fee of £15.

Cicil D. Hall,
Primrose Hill,
Lucan,
Co. Dublin.

Yours faithfully,

.....
PRINCIPAL OFFICER



Bloc 2, Ionad Bheatha hEireann,
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Lucan,
Co. Dublin.

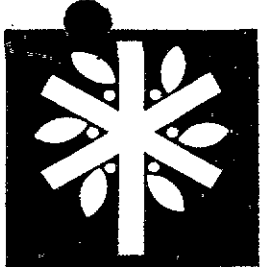
Yours faithfully,

.....

PRINCIPAL OFFICER

91A/0593
381

PK



THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

OBJECT

Dublin County Council
Planning Department
Lr. Abbey St.
Dublin 2

[Handwritten signature]
b/b

100 Esker Lawns
Lucan, Co.Dublin
4 June 1991

Re: 91A 593, Newcastle Road Lucan

Dear Sir,

We request that the Council, in deciding on the above application, bear in mind that trees, particularly those on the skyline, should be preserved. We would also point to the need to keep the housing density low in view of the narrowness of the Newcastle road and the need to avoid a traffic hazard.

Yours sincerely

David Walsh

David Walsh Sec.

05 JUN 1991

91a/0594
344

Primrose Hill,
Lucan,

PK

OBJECTOR

9115 - G. Dublin - 26/5/91.

Your Ref. 16.04.91.
O.B. 91a/0594.

28. MAY 91

Dear Sirs,

With reference to the proposed development in the "Hollow" Lucan, ref. No. 91a/0594 lodged on the 16/04/91, I wish to express my deep concern on the effect of the tank to be near of these houses of erosion. Firstly by the disturbance during building operations, & secondly

of any further clearing by
cutting, or forming the bank
for so called landscaping,
& seek assurances that this
will be given full consideration.

I would object strongly
to any further cutting or
felling & removal of the row of
beech trees on the top of the bank,
these may have been planted by
Pandon, & regardless of historic
connections, are a beautiful
feature, retaining the rural aspects
of Lucan village.

Furthermore I would object

strongly to any kind of
development on the land
adjoining our front-paddock
and park-land.

Yours sincerely
Cliff D Hall.



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/0593

Date : 30th April 1991

Dear Sir/Madam,

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

Date Recd : 16th April 1991

Your application in relation to the above was submitted with a fee of £360.00 .

On examination of the plans submitted it would appear that the appropriate amount should be £720.00 .

I should be obliged if you would submit the balance of £360.00 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.

91A/0593

CERTIFICATE NO:

25090

PROPOSAL: 30 sheetments
LOCATION: The Hollow Newcombe Road, Lucon
APPLICANT: S. Moffett

1	2	3	4	5	6	7
DWELLINGS/AREA LENGTH/STRUCT	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE DUE	DATE/ RECEIPT NO
Dwellings	£232	£720	£360	£360		
	£216					
	£200 per sq ft in excess of 3000 sq ft. £40					
per sq ft	£21.75 per sq ft of 240					
x .1 feet.	£215 per sq ft. of 240					
x .1 feet.	£215 per sq ft.					
x .1 feet	£215 per sq ft.					
	£215					
x 2000 sq ft	£215 per sq ft. of 240					
x 2000 sq ft	£215 per sq ft.					
x .1 feet.	£215 per sq ft.					

£360 N31671
20/5/91

Column 1 Certified: Signed: _____ Grade: _____ Date: _____
 Column 1 Endorsed: Signed: _____ Grade: _____ Date: _____
 Columns 1,3,4,5,6 & 7 Certified: Signed: *[Signature]* Grade: _____ Date: *5.0.20/4/91*
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: _____ Grade: _____ Date: _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

BELGARD

FINANCIAL CONTRIBUTION :-
AMOUNT £
F Contributors
will be

Proposed 15 two-storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan for S. Moffett. By order P/2562/91 dated 7th June, 1991 the Council made a decision to refuse outline permission for this proposal. On Appeal, An Bord Pleanála made the following order on 13th March, 1992:-

PL6/5/86086

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0593

APPEAL by Sean Moffett care of Colm McLoughlin of Rusheen House, Main Street, Lucan, County Dublin against the decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse an outline permission for development comprising the erection of 15 two-storey units comprising 30 apartments and to refuse permission for demolition of a habitable house at The Hollow, Newcastle Road, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the demolition of a habitable house and to grant outline permission for the erection of 15 two-storey units comprising 30 apartments in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission and outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would comply with the zoning and density requirements of the current Dublin County Development Plan and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

- The number of apartments in the proposed development shall be reduced to 22 by the omission of blocks numbers 1 and 2 and 14 and 15 to give a more acceptable density having regard to the area of the site available for development, to reduce the impact on the bank by excavation and to ensure proper access to the upper part of the site and to provide adequate space at the northern and southern sections of the site.

Reason: In the interest of residential amenity and the proper planning and development of the area.

COMHAIRLE CHONTAE ÁTHA CLIATH**Record of Executive Business and Manager's Orders**

-2-

PL 6/5/85086SECOND SCHEDULE (CONTD.)

2. Any excavation required in the siting of the apartment blocks shall be subject to an engineer's report which shall include retention of the bank where necessary. Details of earthworks and excavations shall be submitted at approval stage.

Reason: To ensure the stability of the escarpment.

3. The trees along the site frontage and on the higher rear portion of the site shall be retained. Prior to commencement of development, a tree survey shall be carried out to identify the trees and to indicate additional planting where appropriate.

Reason: In the interest of the visual amenities of the area.

4. The vehicular entrance shall be designed in accordance with the requirements of Dublin County Council.

Reason: In the interest of traffic safety.

5. The disposition of the apartment blocks on-site and their relationship to each other shall take privacy, overshadowing and views into account in addition to the need to preserve trees and ensure the stability of the escarpment.

Reason: In the interest of the proper planning and development of the area.

6. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure that is proposed to be incurred by the said Council in the provision of a public water supply and piped drainage which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of a public water supply and piped drainage which will facilitate the proposed development.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

PL 6/5/86086

SECOND SCHEDULE (CONTD.)

- 7. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure that is proposed to be incurred by the said Council in the provision of public open space in the area which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public open space which will facilitate the proposed development.



McConnell

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 13th day of March 1992.

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

- 4 -

PL6/5/86086

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/0593

With regard to Condition No. 6 the financial contribution will be assessed at approval stage.

With regard to Condition No. 7 the financial contribution will be assessed at approval stage.

Order Noted: <u>L.D.</u>	<u>[Signature]</u>
Dated <u>2 July 92</u>	<u>ASST. COUNTY MANAGER</u>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated _____ day of <u>July</u> 19 <u>92</u>	

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey St.,
Dublin 1.

Our Ref: 91A/0593

Your Ref.: PL6/5/86086


13 December 1991

Re: Proposed 15 two storey units comprising 30 apartments at
The Hollow, Newcastle Road, Lucan for S. Moffett.

Dear Sir/Madam,

I refer to your letter of 16th September, 1991. In this regard, you are advised that RPS 3459 has not yet been formally draughted and presented to the Council. Attached is a 'draft' for same, based on our road reservation lines, which will form the basis for the final map. We trust this will serve your purposes for the moment.

Yours faithfully,



for Principal Officer.



Attention: Mr. L. Doyle.

P.O. Box 174.
Bosca 174.
46 / 49 Sraid O'Connaill Uacht,
46 / 49 Upper O'Connell Street,
Baile Atha Cliath
Dublin 1.
Telephone. (01)727777.
Fax. (01)727434


Mr. A. Smith,
Principal Officer,
Planning Department.

Our Ref. 91A/593.
Your Ref. 91A/593.
Date 11.10.91.

Re: 30 Apartments at the Hollow, Newcastle Road, Lucan

Req. Ref: 91A/593.

Please be advised that RPS. 3459 has not yet been formally draughted and presented to the Council. Attached is a 'draft' for same, based on our road reservation lines, which will form the basis for the final map. We trust this will serve your purposes for the moment.



T. Brick,
Senior Executive Engineer,
Roads Planning Division.

TB/BMcC

91A/58
BANK ALTERATIONS
8/3/91
Add info
Lucan House
908/117
ATM
91A/355
SHOP
14/3/91

91A/387
CONVERSION
19/3/91
Add info
27/5/91
90A/126
26
90
90A/509
26/3/90
26 houses
U.P. GR 16-1

91A/593
APARTMENTS
16/4/91
12
REAR ROOM
EXTENSION
91B/6
RETENTION
EXTEN
24/5

'DRAFT' RPS 3459
O.S. 17-VI
1/2500

Fairy House
2-290

VESEY
PARK

LINE OF BRICK GARDENS

COMHAIRLE CHONTAE ATHA CLIATH

Appeals

TO: N. R. Prendergast,
S.E.D.C.

REG. REF. 91A/0593

RE: Proposed 15 two storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan for S. Moffett.

I attach for your observations memo/letter dated 1st July, 1991 from An Bord Pleanala.

Please reply before: 3.9.91

S. McMillan
for Principal Officer

DATED: 19 August 1991

OBSERVATIONS:

No further comment req'd at this time

Multiple horizontal lines for writing observations.

Signature of person making observations: _____

Countersigned: MD 19/8
(S.E.D.C.)

DATE: _____

DATE: _____

M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/593.

LOCATION: The Hollow, Newcastle Rd, Lucan.

APPLICANT: S. Moffett.

PROPOSAL: 15 two storey units.

DATE LODGED: 16.4.91.

The site fronts onto the heavily trafficked Lucan/Newcastle Road which is very substandard with regard to width and alignment and has a relatively steep gradient.

Vision at the access is obscured in a southerly direction by a stone wall and earth mound. The Grifeen river runs on the inside of the wall and there is no public footpath along the wall. (Lowering the wall would endanger pedestrians).

It may be possible to provide adequate vision at the access by culverting and realigning the Grifeen river at the southern part of the site and providing a new wall and footpath. The vegetation on the inner bank of the river would require removal and replacement by a low fence to improve vision. This would require substantial engineering works.

It is noted that the site is affected by a Road Reservation as shown on RPS. 3459.

If further consideration is given to a grant of outline permission then Additional Information should be requested and the applicant asked to show how he can provide for adequate vision at the access, and how pedestrian safety can be provided. If sightlines well in excess of 90 metres from a 3 metre setback cannot be provide then outline permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

In addition the access design would have to be agreed with Roads Department (that shown is too wide) and 39 parking spaces with proper access to each would have to be provided on site.

TR/BMcC
10.5.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	23.05.91
Time	3.50

SIGNED: Joyance Rogers

DATE: 10/5/91

ENDORSED: J.P. Sinden

DATE: 13/5/91

Forward Planning Report

Re: 91A / 0593 15 two storey apartments.

Lodged:

The application as stated is an outline application to construct 15 blocks of two storey apartments.

The site

The site is abutting the Newcastle road leading from the Lucan by-pass to Lucan village. The river Gaiffen runs through the site parallel to the public road.

The site is at two levels (a) a narrow level strip crescent shaped containing the river and adjacent to the public road, and (b) the larger portion of the site at a higher level.

The two levels on the site are separated by a deep escarpment crossing the entire site.

There is an existing bungalow on the site (lower level).
Zoning and Objectives 1983 County Development Plan.

The site carries an "A" zoning in the 1983 county development i.e. "To protect and/or improve residential amenity".

There is a specific objective for the site and the surrounding area "To protect and maintain Trees and Woodlands."

There are two listed structures adjoining the site which are on ~~the~~ list two of the 1983 County Development Plan, these are No. 173 Lucan and Petty Curator: Pinrose Hill House

NO. 174. Lucan and Pettycuron Louterrain.

Zoning and Specific objectives 1990 Draft County Development Plan.

The zoning of the site is unchanged, as "A". There is a specific objective for the site "to protect and preserve Trees and Woodlands."

The two items on list two of the 1983 plan have also been include for listing in the 1990 as items No. 43 and No. 47 respectively.

Assessment.

Newcastle road at present is characterised by low density development with a predominance of trees and woodlands on both sides as one approaches the village.

The proposals as it stands is completely out of character with this due to (a) the number of units proposed (b) the restricted nature of the site.

It would appear from a visual inspection of the site that a considerable amount of earth ~~was~~ would have to be removed from the site in order to accommodate the proposed units. This earth movement would impinge to a large extent on the existing escarpment and could affect the stability of same. No indication is given as to what trees, hedgerows etc are to be removed or retained on site.

The higher portion of the site is only accessible ~~as~~ by foot and should the development proceed this may well be interfered with due to the ^{potential} earth movements required to accommodate the development.

Due to the topography of the site the major portion of same is not being developed under this application. It would be beneficial to ascertain what are the long term proposals for this area i.e. the area at the higher level, and a map showing the entire land holding in which the Woffet family have an interest would show if access is possible onto Primrose Lane from the site.

The attached map from the 1983 County Development Plan shows the site marked in red.

One further aspect of this proposal which has been overlooked by the developer is the fact that the existing habitable house will have to be demolished ~~to~~ and that planning permission will be required for the demolition of same.

This element ~~of~~ of the proposals should also be incorporated into the public notice.

From a forward planning point of view the present application should be refused as the proposed development would by the nature of its siting and density be unduly dominant on the existing landscape which has a wooded character and a very low density of residential development.

D. Ashone

Gx Planner

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Register Reference : 91A/0593

Date Received : 16th April 1991

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

Development : 15 two storey units comprising 30 apartments

Location : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : Outline Permission

Zoning : A

(MG/AC)

Report of the Dublin Planning Officer dated 31 May 1991.

This is an application for OUTLINE PERMISSION for 15 no. two-storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan, Co. Dublin for S. Moffett.

The proposed site which has an area of 3 acres (stated) is located to the west of the Newcastle Road in an area zoned 'A', the objective of which is "to protect and/or improve residential amenity".

It is a heavily vegetated, triangular shaped site which adjoins the Newcastle Road along its eastern boundary. The Grifeen River flows through the site, parallel to the public road.

The proposed site is at two principal levels - (1) a narrow level crescent shaped portion adjacent to the Newcastle Road to the east of the site and (2) a higher portion which is separated from the remainder of the site by a steep escarpment. There is an existing bungalow and adjoining gardens on the lower portion of the site. Access to this bungalow is available across a narrow bridge over the Grifeen River. ~~The~~ roadside boundary comprises a low stone wall and a retaining wall along the Grifeen River. There is a row of mature conifers along the boundary on the western (side) bank of the narrow Grifeen River.

The upper portion of the site is heavily vegetated with an array of trees, bushes and hedgerows, including attractive mature hardwood trees. The applicant has submitted no details of the location, type or quality of these trees. Access to this portion of the site is available by a pathway (mudtrack) to the north of the site. This portion of the site is visible from Primrose Lane to the west although no direct access is currently available

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0593

Page No: 0002

Location: The Hollow, Newcastle Road, Lucan

from this laneway.

~~The~~ proposed site and the surrounding area is affected by a specific objective of the 1983 County Development Plan "to protect and maintain trees and woodland".

There are two listed structures adjoining the site to the east i.e. Primrose Hill House and a souterrain. It is considered likely that the latter may affect the site of the current application - the Office of Public Works should be contacted in this regard.

The Planning Register was checked. Reg. Ref. WA.2394 refers to a refusal of outline permission for a bungalow on the northern portion of this site (adjoining the Newcastle Road). Reason for refusal referred to the fact that the proposed development would constitute a traffic hazard and the lack of piped sewage facilities.

~~The~~ current proposal provides for the construction of 30 no. apartments in 6 main blocks on the eastern portion of the site. This is to comprise 15 no. separate two-storey units.

A front elevational drawing for the central block only (7-8-9) was submitted showing a building of a relatively traditional design. No further details are included of other elevations (i.e. of this and the remaining blocks) internal floor areas, materials, finishes etc.

The site plan submitted identifies to some extent the higher and lower portions of the site and the escarpment, although no precise details are included regarding existing or proposed finished ground levels. ~~one~~ ^{one} section through the site is included although its exact location is not noted. From a visual appraisal of the site (28.05.91) it is considered that it would be impossible to accommodate a development of the scale proposed on the lower portion of the site and is thought that considerable excavation work would have to take place to facilitate the development. The applicant has not referred to this possibility despite the fact that any earth movement could ~~destrubise~~ ^{destabilise} the existing escarpment and the mature trees thereon.

In any event the proposed development is considered excessive having regard to the fact that housing development in the immediate area is relatively low density. Taking the entire site area (i.e. 3 acres) into account the proposed development would have an overall density of 10 apartments per acre. However as stated much of the site i.e. the upper region is physically separated from the lower portion and the actual density of the lower portion (i.e. between the escarpment as shown and the western edge of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0593

Page No: 0003

Location: The Hollow, Newcastle Road, Lucan

Grifeen, area c. 1.38 acres) would be of the order of 22 per acre which is considered excessive given the fact that surrounding housing development comprises substantial houses on large sites.

Moreover the applicants have not indicated that they can provide any areas of either public or private open space to serve the proposed apartments. The higher portion which is physically separated from the remainder of the site would be of

little utility as public open space and would be unacceptable as private open space. In addition, it is likely that the existing access to this area would be affected and possibly obliterated by the excavation works thought necessary to accommodate the proposed development.

The lower portion of the site would comprise the various apartment buildings and hard surfaced areas for car parking/circulation and no areas would be available for the provision of any meaningful areas of open space.

The number of car parking spaces is just under the number required to serve a development of the type proposed i.e. 36 no. spaces provided, 39 required. In addition it is noted that given the layout proposed there is inadequate circulation space around the car parking areas particularly at the southern corner of the site.

The layout proposed is considered substandard having regard to the number and disposition of units. In many cases there would be no more than 5 metres between apartment buildings. Such proximity would give rise to serious overlooking and considerable lack of privacy and overshadowing. The proposed development would by its nature require the demolition of the existing bungalow on site, Although the applicants have not referred to this matter in either the drawings lodged or the newspaper advertisement submitted. This newspaper advertisement simply states that: "Outline permission sought for 15 two-storey units comprising 30 apartments". However the development would more accurately be described as 6 no. two-storey blocks comprising 30 apartments.

Roads Department report is noted. This report states that the site fronts onto the heavily trafficked Lucan/Newcastle Road which is very substandard with regard to width and alignment and has a relatively steep gradient. Vision at the access is obscured in a southerly direction by a stone wall and earth mound. The Grifeen River runs on the inside of the wall and there is no public footpath along the wall. (Lowering the wall would endanger pedestrians).

This report outlines how vision could be improved at this location i.e. by culverting and realigning the Grifeen River at the southern part of the site and providing a new wall and footpath. This would require the removal of the

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

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Page No: 0004

Location: The Hollow, Newcastle Road, Lucan

mature vegetation on the inner bank of the river which would alter the character of the site. In addition it would involve substantial engineering works and is probably impractical. Given this, it is considered that the development as proposed would constitute a traffic hazard at this location because of the poor and inadequate vision at the access.

objections and representations have been noted.

Forward Planning report recommends a refusal on the basis that the proposed development would, by the nature of its siting and density, be unduly dominant on the existing landscape which has a wooded character and a very low density of residential development.

In summary the proposed development is considered unacceptable. It would involve the overdevelopment of this restricted site at a density which exceeds that in the immediate surrounding area. It would also necessitate the removal of existing mature trees both at the road edge to facilitate improved vision of the access and elsewhere on site if earth movement is required. Removal of any trees at this site would have a detrimental effect on the surrounding area which has a special visual identity of a heavily vegetated landscape along the Grifteen Valley. It would also contravene a specific objective of the 1983 County Development Plan which is "to protect and maintain trees and woodland".

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

REASONS FOR REFUSAL

- 01 The proposed development would not be in accordance with the proper planning and development of the area in that it is considered excessive having regard to the ~~considered excessive~~ having regard to the configuration of the site and the existing density prevailing in the immediate vicinity and as such would seriously injure the amenities of *property* ~~the area in the vicinity~~. *MC*
- 02 The proposed development provides for access onto the heavily trafficked Newcastle Road which is extremely substandard in width and alignment and has a relatively steep gradient and Vision at the proposed access is inadequate, particularly to the south and the movement of vehicles into and out of the site would endanger public safety by reason of a traffic hazard. *In this regard it is considered that the width of the proposed vehicular access is excessive.*

COMHAIRLE CHONTAE ÁTHA CLIATH

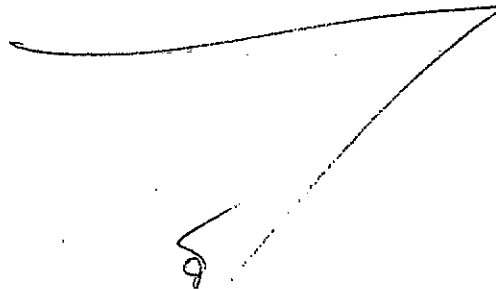
Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0593

Page No: 0005

Location: The Hollow, Newcastle Road, Lucan

- 03 The newspaper notice submitted with the application does not accurately describe the proposed development in that it does not refer to the demolition of the existing bungalow on site, although this would be required to accommodate the proposed development.
- 04 The proposed development because of its nature and extent would require the excavation of the existing slope which runs the length of the site. This would have the undesirable effect of destabilising existing mature trees on the higher portion of the site thus requiring their removal. This would contravene the specific objective of the County Development Plan, 1983, which effects this area, "to protect and maintain existing trees and woodland" and would be contrary to the proper planning and development of the area. *This regard trees at the lower level would be lost in the proposed development.*
- 05 The proposed layout is considered substandard in terms of the number and disposition of buildings on site and as such is contrary to the proper planning and development of the area.
- 06 The proposed layout does not provide for any ^{suitable} areas of public or private open space in accordance with the standards set out in the 1983 Dublin County Development Plan.



COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Reg.Ref: 91A/0593

Page No: 0006

Location: The Hollow, Newcastle Road, Lucan

[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 (6) reasons set out above is hereby made.

Dated : 7 June 1991 *[Signature]*
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.

Mary G.

SS only,

Ⓢ

Register Reference : 91A/0593

Date : 24th April 1991

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

Planning Officer : M.GALVIN

Date Recd. : 16th April 1991

Attached is a copy of the application for the above development .Your report would be appreciated within the next 28 days.

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date **08.07.91**
 Time **2.30**

DUBLIN Co. COUNCIL
 29 APR 1991
 SAN SERVICES.

Yours faithfully,
Paul Tobin

DUBLIN Co. COUNCIL
 PRINCIPAL OFFICER
 SANITARY SERVICES
 - 5 JUL 1991
 Returned *[Signature]*

Date received in Sanitary Services

FOUL SEWER

Available in principle. No occupancy to take place until Letch Fox-head pump station has been completed and commissioned.

SURFACE WATER

*Available to stream.
Details of the bridging of the stream to be lodged at approval stage.*

SENIOR ENGINEER,
SANITARY SERVICES DEPARTMENT,
46/49 UPPER O'CONNELL STREET,
DUBLIN 1

[Signature] 24/4/91.

J.R.
27/6/91

A.F. BEL

PLANNING DEPT.
 DEVELOPMENT CONTROL SECT
 Date 08.07.91
 Time 2.30

Register Reference : 91A/0593

Date : 24th April 1991

.....
 ENDORSED _____ DATE _____

WATER SUPPLY... *No objection provided usual standards*
of good practice apply. Y. Lofus EE 15/91
R. Nut 2/5/91

.....
 ENDORSED *[Signature]* DATE 20/6/91

M.G.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/593.

LOCATION: The Hollow, Newcastle Rd, Lucan.

APPLICANT: S. Moffett.

PROPOSAL: 15 two storey units.

DATE LODGED: 16.4.91.

The site fronts onto the heavily trafficked Lucan/Newcastle Road which is very substandard with regard to width and alignment and has a relatively steep gradient.

Vision at the access is obscured in a southerly direction by a stone wall and earth mound. The Grifeen river runs on the inside of the wall and there is no public footpath along the wall. (Lowering the wall would endanger pedestrians).

It may be possible to provide adequate vision at the access by culverting and realigning the Grifeen river at the southern part of the site and providing a new wall and footpath. The vegetation on the inner bank of the river would require removal and replacement by a low fence to improve vision. This would require substantial engineering works.

It is noted that the site is affected by a Road Reservation as shown on RPS. 3459.

If further consideration is given to a grant of outline permission then Additional Information should be requested and the applicant asked to show how he can provide for adequate vision at the access, and how pedestrian safety can be provided. If sightlines well in excess of 90 metres from a 3 metre setback cannot be provide then outline permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

In addition the access design would have to be agreed with Roads Department (that shown is too wide) and 39 parking spaces with proper access to each would have to be provided on site.

TR/BMcC
10.5.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	23.05.91
Time	3.50

SIGNED: Jessica Rogers

DATE: 10/5/91

ENDORSED: G.P. Sinden

DATE: 13/5/91

14 MAY 1991

DUBLIN COUNTY COUNCIL

REG. REF: 91A/593.
 LOCATION: The Hollow, Newcastle Rd, Lucan.
 APPLICANT: S. Moffett.
 PROPOSAL: 15 two storey units.
 DATE LODGED: 16.4.91.

PLANNING DEPT.
 DEVELOPMENT CONTROL SEC.
 Date 19.4.91
 Time

The site fronts onto the heavily trafficked Lucan/Newcastle Road which is very substandard with regard to width and alignment and has a relatively steep gradient.

Vision at the access is obscured in a southerly direction by a stone wall and earth mound. The Grifeen river runs on the inside of the wall and there is no public footpath along the wall. (Lowering the wall would endanger pedestrians).

It may be possible to provide adequate vision at the access by culverting and realigning the Grifeen river at the southern part of the site and providing a new wall and footpath. The vegetation on the inner bank of the river would require removal and replacement by a low fence to improve vision. This would require substantial engineering works.

It is noted that the site is affected by a Road Reservation as shown on RPS. 3459.

If further consideration is given to a grant of outline permission then Additional Information should be requested and the applicant asked to show how he can provide for adequate vision at the access, and how pedestrian safety can be provided. If sightlines well in excess of 90 metres from a 3 metre setback cannot be provide then outline permission should be refused as the proposal would endanger public safety by reason of a traffic hazard.

In addition the access design would have to be agreed with Roads Department (that shown is too wide) and 39 parking spaces with proper access to each would have to be provided on site.

TR/BMcD
 10.5.91.

SIGNED: Joyce Hogan

DATE: 10/5/91

ENDORSED: G.P. Sinder

DATE: 13/5/91

M.G.

PK

Dublin County Council Comhairle Chontae Atha Cliath

Parks Department



Bosca 174
P. O. Box 174
5 Rae Gardiner,
5 Gardiner Row,
Baile Atha Cliath 1,
Dublin 1.
Telephone. (01)727777
Fax. (01)727530

Mr. D. Drumgoole,
Senior Administrative Officer,
Planning Department,
Dublin County Council.

Our Ref.
Your Ref.
Date 19/06.1991
19/6

17 JUN 91

RE: Apartments at Newcastle Road, Lucan. Reg. Ref. 91A/0593.

With reference to this application, the Parks Department's comments are;

1. The site subject of this application contains a significant number of specimen trees which are a very important amenity feature in this part of Lucan. While reference to the trees has been made in the written submission, insufficient technical information has been submitted and to properly evaluate this application a detailed tree survey should be sought.
2. The applicants have not shown any public open space in association with this proposed development, and this matter needs clarification.

It is strongly recommended that Additional Information is sought, as it is essential that the important trees and vegetation on this site are taken full account of in any development which may occur.

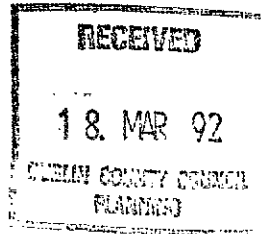
SENIOR PARKS SUPERINTENDENT

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 19.06.91
Time 2.15

• Our Ref: PL 6/5/86086
F.A. Ref: 91A/593

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 13 MAR 1992



Appeal Re: Demolition of a habitable house and erection of 15 two-storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Local Government (Planning and Development) Acts, 1963 to 1990. A copy of the order is enclosed.

Yours faithfully,

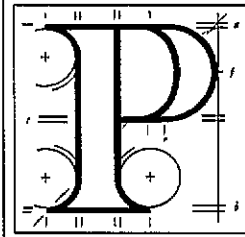

Miriam Baxter.

Encl.

BP 352

ECH

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

AN BORD PLEANÁLA

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

County Dublin

Planning Register Reference Number: 91A/593

APPEAL by Sean Moffett care of Colm McLoughlin of Rusheen House, Main Street, Lucan, County Dublin against the decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse an outline permission for development comprising the erection of 15 two-storey units comprising 30 apartments and to refuse permission for demolition of a habitable house at The Hollow, Newcastle Road, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the demolition of a habitable house and to grant outline permission for the erection of 15 two-storey units comprising 30 apartments in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission and outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that, subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would comply with the zoning and density requirements of the current Dublin County Development Plan and would otherwise be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The number of apartments in the proposed development shall be reduced to 22 by the omission of blocks numbers 1 and 2 and 14 and 15 to give a more acceptable density having regard to the area of the site available for development, to reduce the impact on the bank by excavation and to ensure proper access to the upper part of the site and to provide adequate space at the northern and southern sections of the site.

Reason: In the interest of residential amenity and the proper planning and development of the area.

SECOND SCHEDULE (CONTD.)

2. Any excavation required in the siting of the apartment blocks shall be subject to an engineer's report which shall include retention of the bank where necessary. Details of earthworks and excavations shall be submitted at approval stage.

Reason: To ensure the stability of the escarpment.

3. The trees along the site frontage and on the higher rear portion of the site shall be retained. Prior to commencement of development, a tree survey shall be carried out to identify the trees and to indicate additional planting where appropriate.

Reason: In the interest of the visual amenities of the area.

4. The vehicular entrance shall be designed in accordance with the requirements of Dublin County Council.

Reason: In the interest of traffic safety.

5. The disposition of the apartment blocks on-site and their relationship to each other shall take privacy, overshadowing and views into account in addition to the need to preserve trees and ensure the stability of the escarpment.

Reason: In the interest of the proper planning and development of the area.

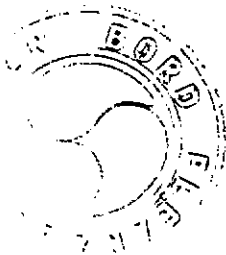
6. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure that is proposed to be incurred by the said Council in the provision of a public water supply and piped drainage which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of a public water supply and piped drainage which will facilitate the proposed development.

SECOND SCHEDULE (CONTD.)

7. The developer shall pay a sum of money to Dublin County Council as a contribution towards expenditure that is proposed to be incurred by the said Council in the provision of public open space in the area which will facilitate the proposed development. The amount of the contribution and the arrangements for payment shall be as agreed between the developer and the Council or, in default of agreement, shall be determined by An Bord Pleanála.

Reason: It is considered reasonable that the developer should contribute towards the expenditure incurred by the Council in the provision of public open space which will facilitate the proposed development.



M. J. Connell

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 13th day of March 1992.

Gur Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 25th February 1992.

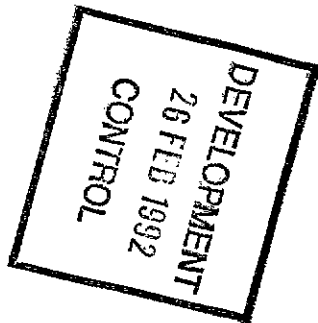
Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Yours faithfully,

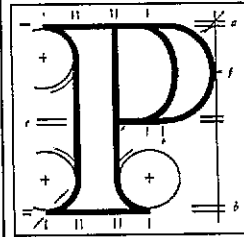
Suzanne Lacey
Suzanne Lacey



Encl.

BP 555

WJH
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

AN BORD PLANAIA

REF.

PL/6/5/86086

*THE HOLLOW LUCAN
APARTMENTS*

PAPER ADD AS REQUESTED.

KINO RISAROS

Colm McLaughlin

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



SOCCKER: Liverpool defender Glenn Hysen could get a dramatic recall after an amazing SOS as he was about to board a plane for Sweden.

The transfer-listed international was about to fly home to have talks with a mystery Scandinavian club when Liverpool got the message to him to contact Anfield. Hysen, who has not featured in the first team since November, was asked to stay because he may be needed for Saturday's game at Norwich.

A surprise comeback is on the cards because Steve Nicol has complained of a groin injury.

Liverpool's defence is already stretched with Nicky Tanner out for a month and David Burrows starting a suspension this weekend.

The news is not good either for Jan Molby and Michael Thomas who both look certain to miss the weekend's game.

● Oldham defender Earl Barrett yesterday snubbed champions Arsenal and agreed to join Aston Villa in a £1.7million deal.

ATHLETICS: World sprint champion Katrin Krabbe said she expects to compete in the Barcelona Summer Olympics despite her suspension in a doping scandal.

The German track federation ordered a four-year suspension of Krabbe, 22, and two teammates, Grit Breuer and Silke Moeller, after determining that they had tampered with urine samples used in drugs testing. Their trainer, Thomas Springstein, also was suspended.

Krabbe repeated her denial of wrongdoing in an interview on German ZDF television. "There was no manipulation," she said, adding that she hopes the appeals processes don't go on too long because runners need calm to train. "We want to start in Barcelona, and we're training for it, and I think we will start," she said.

SQUASH: Rebecca Best, the Irish No. 1, was beaten 10-15, 15-9, 17-16, 15-8 by World Junior champion Cassie Jackman of England in the first round of the Leekes Welsh Squash Classical in Cardiff yesterday.

Best was trailing 6-8 in the opening game when play had to be suspended as a persistent fire alarm caused the National Sports Centre to be evacuated. The match was resumed after 32 minutes when fire officers said the alarm had been set off by dust from nearby renovation work, and Best was quickly into her stride as she won seven of the next nine points to clinch the first game.

Jackman dominated the second game and looked well in command at 14-9 in the third. But Best hit back to level the score at 14-14 and the outcome of the game eventually hinged on a sudden death point at 16-16 which Jackman claimed with an unstoppable forehand drive.

Best had little left for the fourth game as Jackman secured a place in the second round after 44 minutes of actual playing time.

TENNIS: Third-seeded Boris Becker was beaten 6-3, 6-4 by unseeded Jan Siemerink in yesterday's second round of the \$1.04 million Eurocard Classic tennis tournament. Weary from too much tennis last weekend, Becker disappointed a crowd of around 7,000 including many from his hometown Leimen, which is less than an hour's drive from Stuttgart.

"After playing many many hours in singles and doubles at Brussels last week I was very tired and it took its toll," said Becker, who won both singles and doubles titles at the Belgian tournament on Sunday. In other action the top two seeds, Jim Courier and Stefan Edberg, both advanced to the quarter-finals, but 8th seed Karel Novacek was upset 6-3, 6-1 by Italian Omar Camporese.

SOCCKER: Top bosses Steve Coppel, Neil Warnock and Joe Kinnear were heavily fined by the Football Association in a clampdown on abuse of referees by managers.

Coppel was fined £1,500 and warned about his future conduct after his outburst against Hertfordshire referee Roger Wiseman in the League match with Manchester City on January 11.

New Wimbledon boss Kinnear was fined the same amount for "foul and insulting" comments to referee Michael Bullivant in the Wimbledon-Luton Football Combination clash on Jan 15. He was also warned as to his future conduct.

Noel Ryan could be a better bet for the home county against Billy Mullins of Offaly. The game between novices James Fanning from Limerick and Tipp's Jim Looby is expected to go all the way.

Noel O'Brien heads the Tipperary effort in the four match programme at Garryhill. He shouldn't have too much trouble accounting for Wexford's Jim Doyle.

At 16½, Cavan's Michael Finnegan is the youngest player in the Open. With a string of All-Ireland underage titles and US and World U15 crowns, Finnegan is one of the country's finest prospects.

Tomorrow he will be opposed by Tommy Cadden from Monaghan

FIXTURES

TOMORROW
IRISH 48 X 20 OPEN
FIRST ROUND

At Eire Og, Kesh (S.O.) — F Coughlan (Clare) v S Lee (Tipperary); W Mullins (Offaly) v N Ryan (Tipperary); J Fanning (Limerick) v J Looby (Tipperary).

At Garryhill (S.O.) — J Ryan (Tipperary) v W Pratt (Kilkenny); N O'Brien (Tipperary) v J Doyle (Wexford); J O'Brien (Tipperary) v T Kirwan (Wexford); J McQuaide (Tipperary) v J Rossiter (Carlow).

At Carrickmacross (S.O.) — M Finnegan (Cavan) v T Cadden (Monaghan); J Reilly (Meath) v P O'Faly (Monaghan); M Maher (Louth) v M Downey (Monaghan); G Sheridan (Cavan) v J Egan (Monaghan).

SUNDAY

At Keshoggan (11.30) — Annual Tournament.

MISCELLANEOUS

543

ABOUT TELEPHONE DATING
Call PHONE-A-DATE on 1550-151-331 and 1550-151-332 calls cost 24/36/48p per min econ/off pk/peak

ADULT INFORMAL DANCING
— Olympic Ballroom, this Sunday night 23rd February 8.30 to 12.30.

ATTRACTIVE FOREIGN LADY
seek friendship. Tel. 1550-199555. Call charges 48p/min. peak, 36p/min. std., 24p/min. cheap.

ATTRACTIVE fun loving single man, decorator, Midlands, mobile, mid forties, 5'7", R.C.N.S.S.D. Romantic, gentle, kind, clean, cultured, travelled. Phone number if possible, confidence assured. Box 12352.

A TOUCH OF CLASS to social dating with Datadate. 624 3125.

FUNCTION ROOMS (2) available for all parties. Excellent food or self catering. Port View Hotel, Dun Laoghaire, 2801663.

PRETTY FEMALE, 24, wishes to meet kind gent. Tel. 1550-199557. Call charges 48p/min. peak, 36p/min. std., 24p/min. cheap.

STAGE

544

SNOOKER TABLE (full size). £750. Tel: Lorna 021 270276

VARIOUS 8mm films, cartoons, features and edited parts of feature films (black & white or coloured) with sound. Beata video camera. Phone 091-22843 7-9 p.m.

for the Parish, Dublin Castle, Dublin 2.

STATUTORY NOTICE TO CREDITORS

Estate of JAMES MANSFIELD deceased, late of Ardee Nursing Home, Thurles County Tipperary, and formerly of No. 4 Mooreville Rathdowney, County Laois
NOTICE is given under Section 49 of the Succession Act 1964 that all persons claiming a Creditors of the Estate of the above deceased, who died on the 8th November, 1991, are required to furnish details of their claim in writing on or before the 19th March, 1992 to the undermentioned Solicitors for the Executor, to whom Probate was granted on the 5th February 1992 at the District Probate Registry, Clonmel. After the 19th March, 1992 the Executor will proceed to distribute the asset of the deceased having regard only to claims of which particulars have been forwarded as above required.

Dated this 19th day of February 1992.

Signed:
NASH, McDERMOTT & CO.,
Solicitors for Executor,
Templemore,
Co. Tipperary.

PLANNING APPLICATIONS

CO. DUBLIN — An appeal has been made to An Board Pleana against a decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse an outline permission S. Moffett, c/o Colm Mc Loughlin of Rusheen House, Main Street, Lucan, Co. Dublin for the erection of 15 two storey units comprising 30 apartments at T. Hollow, Newcastle Road, Lucas Co. Dublin. Planning permission is also being sought for the demolition of a habitable house on the site. The full extent of the proposed development was not specified in the original Public Notice submitted to the Planning Authority. Any person wishing to make a submission to the Board should do so within two weeks of the date of publication of this Notice. Any submission should be accompanied by the Statutory Fee of £30 and should be addressed to the Secretary, Planning Authority, Floor 3, Blocks 6 & 7, Irish Life Centre, Low Abbey Street, Dublin 1.

KILDARE CO. COUNCIL — I wish to apply to Kildare County Council for permission to install a septic tank at Celbridge Rd., Leixli Co. Kildare. — Mr. Norman Collins

TIPPERARY S.R. COUNTY COUNCIL — Planning permission is being sought by John at Gina Carroll for the erection of two storey house and septic tank at Kilcaah.

DUBLIN, 14, Planning permission sought for change of house-type at approved site at side of Sweetmount Ave., Dundrum Signed A. Carr

DUBLIN, 15— Planning permission is sought for change of use part of 19, Laverne Ave., Carpe town from residential to Motel/restaurant/Creche. Signed B. Lowe

CO. KILDARE — Permission sought for the retention of septic tank and provision of new percolation area at Blackrat Curragh. Signed E. Duignan.

DUBLIN, 16. Application for planning permission for revision entrance gateway and boundary wall at Palmvra, Whitechurch Road for Eric Brunker.

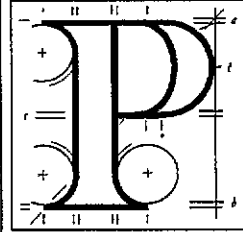
Our Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

pk
7/2
FEB 92

214

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 5th February 1992.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
issued in relation to the above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

F.

Encl.

BP 554

DEVELOPMENT
CONTROL
1 FEB 1992

Our Ref: PL 6/5/86086
P.A. Reg Ref: 91A/593
Your Client: S. Moffett

Colm McLoughlin,
Rusheen House,
Main Street,
Lucan,
County Dublin.

Date: 5th February 1992.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir,


I am directed by An Bord Pleanála to refer further
to the above-mentioned appeal.

In considering the appeal the Board has determined
that the public notice does not comply with the
provisions of Article 15 of the Local Government
(Planning and Development) Regulations, 1977, and
you are hereby required, pursuant to Article 41 of
the said Regulations to republish the public notice
in a newspaper circulating in the district in which
the site is situated.

The form of the notice should be as set out in the
attached document and when the notice has been
published, a copy of the page of the newspaper in
which it has appeared should be furnished to the
Board.

The Board will proceed with determination of the
appeal as soon as possible when this matter has been
dealt with.

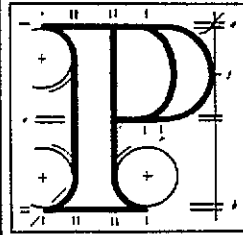
Yours faithfully,


Kevin Carleton
Executive Officer

BP561

Registered Post

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Notice of Planning Appeal

County Dublin

An appeal has been made to An Bord Pleanála against the decision made on the 7th day of June, 1991 by the Council of the County of Dublin to refuse an outline permission to S. Moffett care of Colm McLoughlin of Rusheen House, Main Street, Lucan, County Dublin for the erection of 15 two-storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan, County Dublin.

Planning Permission is also being sought for the demolition of a habitable house on the site (the full extent of the proposed development was not specified in the original public notice submitted to the planning authority).

Any person wishing to make a submission to the Board should do so within two weeks of the date of publication of this notice. Any such submissions should be accompanied by the statutory fee of £15 (£30 from the 17th of February, 1992) and should be addressed to The Secretary, An Bord Pleanála, Floor 3, Blocks 6 and 7, Irish Life Centre, Lower Abbey Street, Dublin 1.

Our Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 29th November 1991.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

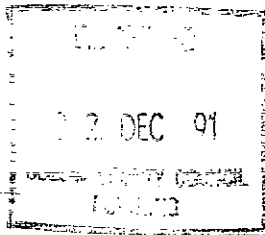
Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey

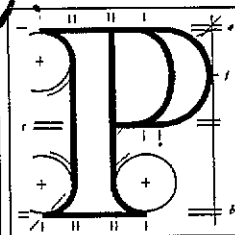
Encl.

BP 555



Revi
6/11

An Bord Pleanála



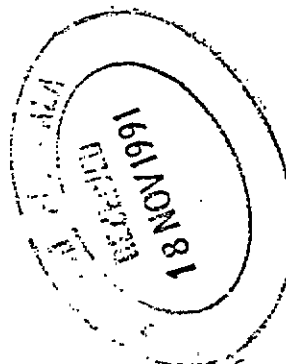
Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



Mr. Kevin Carlton,
An Bord Pleanála,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

The Hollow,
Newcastle Road,
Lucan,
County Dublin.
14th. November 1991.

Re. Planning Appeal PL6/5/86086.



Dear Mr. Carlton,

I refer to my recent visit to your office in connection with the appeal which is currently lodged with you concerning the proposed development at The Hollow, Newcastle Road, Lucan, County Dublin.

In our original application for planning permission for thirty apartments on our lands in Lucan we stated the principal reason for doing so was the very clear need for such a development close to the Village and also but equally important for us the need to provide the means for permanent nursing care for my mother Mrs. Rebecca Moffett who is now quite ill and unable to cope with day to day living. She has been living at The Hollow since the house was first constructed in 1949 and I feel that as the original building of the house was a complete fiasco with many essential materials omitted in the course of its construction e.g. no dampcourse whatever, my mother's health suffered badly in the course of the forty two years she has resided there.

I enclose a letter from Dr. Anthony Crowley of Leixlip in support of the aforementioned claims in relation to my mother's poor state of health and indeed I could provide dozens of such supporting letters from doctors, clinics and hospitals which she has attended over many years, such is the extent and variety of her illnesses.

Finally I would say that our family have a connection with Lucan stretching back four generations and have a deep affection for the community here. For these reasons we insisted that any plan for development of our property be tasteful and an enhancement of the area and at the same time provide the type of accommodation being sought after but not yet available for miles around.

I thank you for your cordiality on the occasion of my visits to your office and now await the outcome of our appeal.

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Sean Moffett". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Sean Moffett

Our Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 12th November 1991.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

Please quote the above appeal reference number in
any further correspondence.

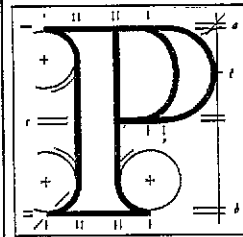
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

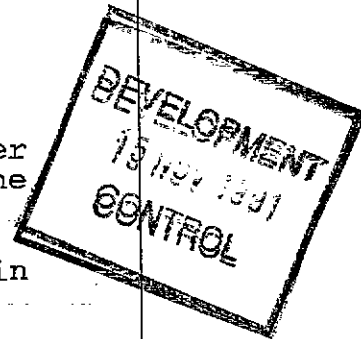
Encl.

BP 555

JK
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

An Bord Pleanála,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



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

Re: Apartments, The Hollow, Lucan. PL/6/5/86086

Dear Sir,

Thank you for your letter and copy letter from the office of Public Works in relation to above.

As you can see the copy letter states that there are no objections from the office of Public Works to the development.

On viewing the proposed draft development plan for the Lucan area, it is very important to the life and existence of the local traders in the village that this development be allowed, as we now have major shopping facilities outside the village area on the Newcastle Road, and the possibility of a further major shopping complex at Quarryvale just outside Lucan.

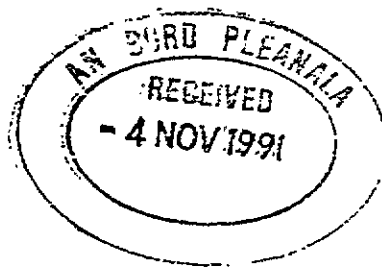
I feel that it is imperative that we get back some residential developments within the village to alleviate the loss of customer clientele to the village as a result of shopping developments outside the village area.

It appears to be Dublin County Council forward planners, same guidelines to allow residential and commercial small developments within the village and localised area to create or give back both life and trade to the village and I have recently inspected a plan by the Council to this effect.

It was difficult to understand why the Council first refused the application when their policy would appear differently.

The fact that Lucan Planning Council objected to a development of this nature on a site zoned residential, would seem to contradict their original constitution or mandate, which was formed to organise against rezoning and section four motions in the area.

C.T.D.



As an architect born and bred and living in Lucan and my family originating in Lucan, I have always held ~~sight~~ of this fact and planned any applications in the area with this in mind.

I would ask that you allow this application to be approved and give the village back the life and trade it so richly deserves.

Yours sincerely,

A handwritten signature in cursive script that reads "Colm Mc Loughlin".

Colm Mc Loughlin.

Our Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 30th October 1991.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of a letter
received by the Board in relation to the
above-mentioned appeal.

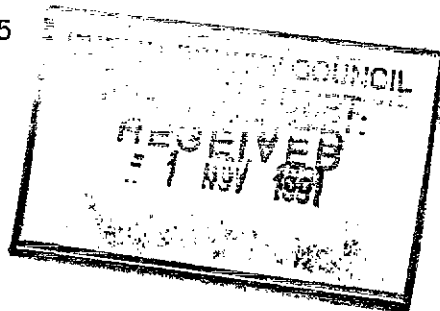
Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

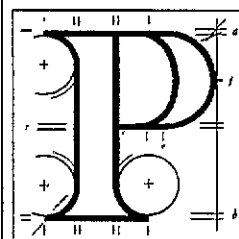
Suzanne Lacey
Suzanne Lacey

Encl.

BP 555



An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

·IFIG NA nOIBREACHA POIBLÍ
51 FAICHE STIABHNA, BAILE ÁTHA CLIATH, 2.
OFFICE OF PUBLIC WORKS, 51 ST. STEPHEN'S GREEN, DUBLIN. 2.



TELEX: 90160
TEILEAFÓN: 01-613111
FAX: 01-610747

TAG:

An Bord Pleanála,
Floor 3, Blocks 6 and 7,
Lr. Abbey St.,
Dublin 1.


Re: Ref PL 6/5/86086 at the Hollows, Newcastle Rd., Lucan, Co. Dublin

Dear Sir,

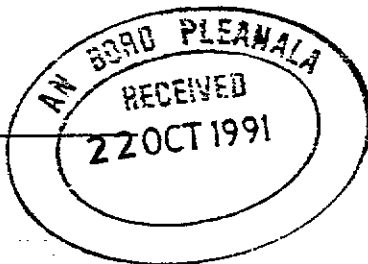
We refer to your letter 16th September 1991 informing us of an appeal lodged against the decision of Dublin Co. Council to refuse planning permission for the above development.

The enclosure and souterrain will not be endangered by this development we therefore have no objections.

Yours faithfully,


Josephine Walsh.
National Monuments.

21st October 1991.



Mr. John Henry,
Senior Engineer,
Roads Department,
Dublin County Council.

Our Ref: 91A/0593

25 September 1991

Re: Proposed 15 two storey units comprising 30 apartments at
The Hollow, Newcastle Road, Lucan for S. Moffett.

Dear Sir,

I refer to the above planning application which is currently the subject of an appeal and would be most obliged if you could forward me a copy of Drawing No. RPS 3459 as soon as possible.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF MR. L. DOYLE.

Yours faithfully,

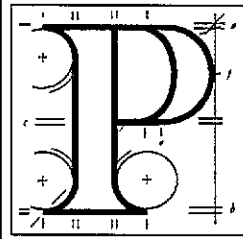
L. D.
for Principal Officer.

Our Ref: PL 6/5/86086
P.A. Ref : 91A/593

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

*Rev
20/9*

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

18 SEPT 91

Date: 16th September 1991.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

An Bord Pleanála has asked me to refer to the
documents received from you in relation to the
above-mentioned appeal.

To enable consideration of the appeal to proceed,
the following further documents are required:

Roob O'Dwain

A copy of drawing RPS 3459.

Would you be good enough to have this document
forwarded within **seven** days, please.

Yours sincerely,

Suzanne Lacey
Suzanne Lacey

BP 008

An Bord Pleanála,
Floor 3,
Blocks 6 & 7,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

Our Ref: 91A/0593

Your Ref: PL6/5/86086

Date: ~~22 August~~ 1991

4 - 9 -

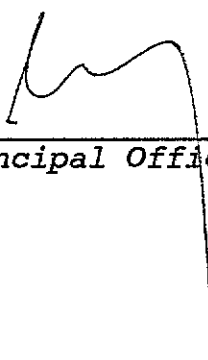
RE: Proposed 15 two storey units comprising 30 apartments
at The Hollow, Newcastle Road, Lucan for S. Moffett.

Dear Sir/Madam,

I refer to your letter dated 1st July, 1991, enclosing correspondence regarding the above appeal.

It is considered that the grounds of appeal do not raise any new matter which in the opinion of the Planning Authority would justify a change of attitude to the proposed development. The points raised have been dealt with in the Planning Authority's decision order dated 7th June, 1991.

Yours faithfully,



for Principal Officer.

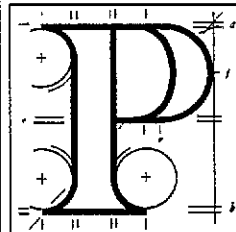
L. D

Our Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

PK
9/18

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

Date: 25th July 1991.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within fourteen days of
the date of this letter to ensure that they will be
taken into consideration in the determination of the
appeal.

Please quote the above appeal reference number in
any further correspondence.

Yours faithfully,

Suzanne Lacey
Suzanne Lacey



Encl.

BP 553

26 JUL 91



THE LUCAN PLANNING COUNCIL

COMHAIRLE PLEANÁLA LEAMHCAÍN

85742

An Bord Pleanála
Irish Life Centre
Lr. Abbey St.
Dublin 2

100 Esker Lawns
Lucan, Co.Dublin
2 July 1991

Re: Ref no.PA91A/053 and Appeal by the developers against refusal of planning permission by Dublin Co.Council.

Dear Sir,

On 7 June last, Dublin Co. Council refused outline permission for 15 two storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan.

We wish to support the Council decision because it is based, in our opinion, on good planning principles which we should wish to see followed as a general rule. In our original comments to the Council on this proposal, we listed three points of concern all of which have been cited and enlarged upon in the reasons of refusal given by the Council. Accordingly we wish to simply reiterate these concerns here.

The proposed development would be out of place given the existing density in the area which is an enclosed, secluded, area having a certain scenic quality.

The Newcastle Road fronting the site is very narrow and winding, carries a lot of traffic, and vision at the site is quite limited. The proposed development would therefore constitute a traffic hazard.

The trees in the lower portion of the site would be lost while, in the Council's opinion, there would be a danger that the trees on the higher level would be destabilised.

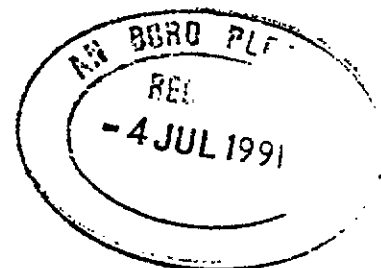
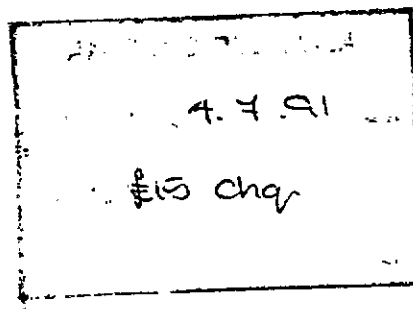
We also support the other reasons cited by the Council.

We therefore ask An Bord Pleanála to refuse the appeal.

Yours sincerely

David Walsh

David Walsh Sec.



ackn
COPY TO PA/Apple, Apr Def
DATE 27/91

Our Ref: PL 6/5/86086
P.A. Reg. Ref: 91A/593

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

03 JUL 91

Date: 1st July 1991.

Appeal re: Erection of 15 two-storey units
comprising 30 apartments at The Hollow, Newcastle
Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed for your information is a copy of
correspondence received in relation to the
above-mentioned appeal. While it is not necessary
for you to furnish any comments on the
correspondence, you may do so if you wish. Any such
comments should be forwarded within twenty-one days
of the date of this letter to ensure that they will
be taken into consideration in the determination of
the appeal.

Please quote the above appeal reference number in
any further correspondence.

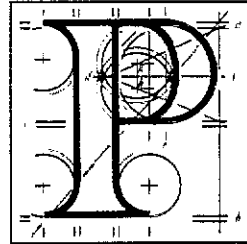
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

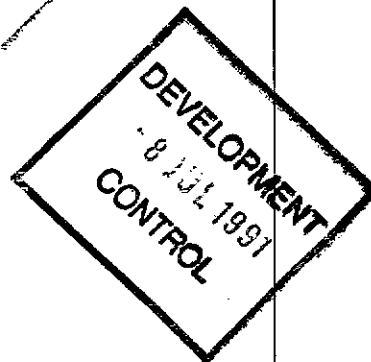
Encl.

BP 553

pk
AL
SL
An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



COLM McLOUGHLIN

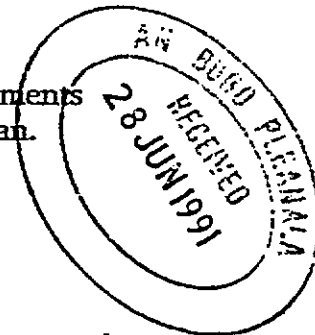
PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

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

26 June, 1991

An Bord Pleanála,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

PL 6/5/86086
Ref. Outline for 15 Two Storey Apartments
The Hollow, Newcastle Road, Lucan.
Reg No. 91A/0593



Dear Sir,

Enclosed additional information on above appeal sent to you on the 19th June 1991. On the maps enclosed it shows the recently approved sites bordering the Newcastle Road and it appears to be Council policy to grant permission along the Newcastle Road irrespective of road substandard relevance or not.

The Newcastle Road shows a Public House with its entrance on the Newcastle Road. It shows a Bed & Breakfast recently approved with its entrance on to the Newcastle Road. It shows a recently approved district shopping centre Superquinn with its entrance onto the Newcastle Road.

It shows a Church, Community School, Primary School with its entrance onto the Newcastle Road. It shows a new housing development of 120 houses, entrance onto the Newcastle Road. Athletics track with entrance onto the Newcastle Road. Six new bungalows at Finnstown House with entrance onto the Newcastle Road. Finnstown House and Golf Club with entrance onto the Newcastle Road. Approved housing site at Finnstown (Joe Tiernan) 472 houses entrance onto the Newcastle Road.

Lucan Youth Centre is a similar situation to the Newcastle Road. Permission granted for 3 bungalows, Gymnasium Sports Centre with entrance off a very substandard road Primrose Lane, yet there was no problem granting permission.

In all the approved sites mentioned, we would envisage a great deal of traffic

converging on the Newcastle Road, but Council policy to grant permission on this road does not conflict or create a traffic hazard. So why should a small apartment site create any traffic problems?

The general traffic accorded to these developments would be in the region of:

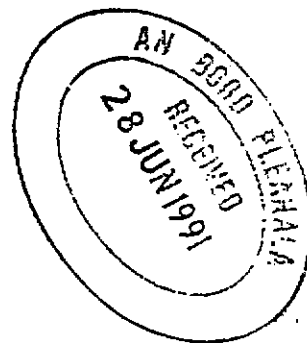
Bob Carrolls Pub	50 cars
Bed & Breakfast	8 cars
Church	200 cars
Community School & Primary School	50 cars
Superquinn	300 - 500 cars
Approved housing	120 cars
Finnstown House & Golf Club	100 cars
Running Track	50 cars
Finnstown bungalows	6 cars
Finnstown approved housing	472 cars
Total	1,556 cars

Normal usage without standard traffic and the Hillcrest estate traffic of 800 cars.

We would appreciate your perusal of same.

Thanking you.


Colm McLoughlin



WESTON
ERODROME

SPA
HOTEL

LUCAN
GOLF COURSE

QUINN'S WORTH

HILLCREST
ESTATE

PROPOSED
SUPERQUINN STORE
APPROVED
HOUSING

NEWCASTLE
ROAD

GOLF
COURSE

FINNSTOWN
HOUSE
HOTEL

LUCAN
VILLAGE

NEW LUCAN BY-PASS

CHURCH

PRIMARY
SCHOOL

COMMUNITY
SCHOOL

EXISTING
HOUSING

ATHLETICS TRACK
GOLF/SOCCER
HOCKEY PITCHES

SITE

RIVER
RIEFEEN

CRITCHE
REGIC

BEECHPAR
ESTATE

CANOERING

28 JUN 1991
RECEIVED
PLANNING DEPARTMENT

COMHAIRLE CHONTAE ATHA CLIATH

Tel. 724753
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref. 615/86086
Our Ref. 917-593.

25.07.91

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 TO 1983

PROPOSAL IS TWO STOREY UNITS COMPRISING 30 APARTMENTS
AT THE HOLLOW, NEWCASTLE ROAD, LUCAN.

APPLICANT : S. MOFFETT .

Dear Sir,

With reference to your letter dated 25th June '91 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
- (3) A copy of the public notice given, i.e. IRISH PRESS 3/4/91.
- (4) The plan(s) received from the applicant on 16/4/91.
- (6) & (7) A certified copy of Manager's Order P/2562/91 together with technical reports in connection with the application.

(8) HISTORY DOC. ENCLOSED WA 2394

Yours faithfully,

M. Murtagh
for PRINCIPAL OFFICER

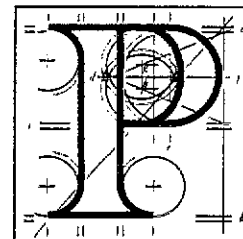
Encls.

PK

Our Ref: PL 6/5/86086
Your Ref: 91A/593

27. 28/6

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 25th June 1991.

Planning authority decision re: Erection of 15 two-storey units comprising 30 apartments at The Hollow, Newcastle Road, Lucan, County Dublin.

Dear Sir/Madam,

Enclosed is a copy of an appeal under the Local Government (Planning and Development) Acts, 1963 to 1990, in relation to the above-mentioned decision. So that consideration of the appeal may proceed, you are requested to forward to the Board within two weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the land or structure, as supplied to the planning authority.
- (3) A copy of the public notice, whether published in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information, evidence or written study received or obtained from the applicant, including the ordnance survey number.
- (5) Copies of requests (if any) to the applicant for further information relating to the application under appeal and copies of reply and documents (if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's Order.
- (7) Copies of any technical or other reports relevant to the decision on the application.
- (8) Particulars and relevant documents relating to previous decisions affecting the same site or relating to applications for similar development close by.

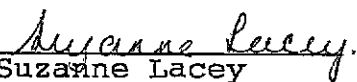
Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

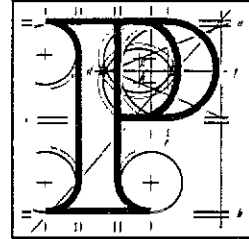
Yours faithfully,


Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6&7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011

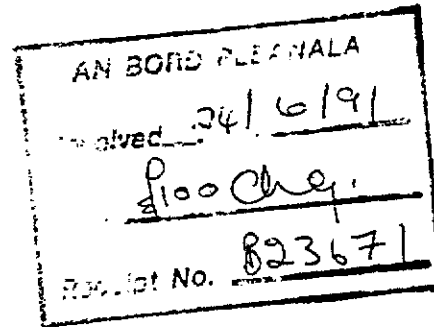
COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

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

19 June, 1991

An Bord Pleanala,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.



Re: Outline Permission for 15 two Storey Units
comprising 30 apartments - The Hollow, Newcastle Road,
Lucan, Co. Dublin. Ref No. 91A/0593

Dear Sir,

We wish to appeal against the refusal of Dublin County Council of outline permission for above apartments and we have outlined our details for your perusal.

The application was for a small upmarket compact development within a tree sheltered site to fill a gap in the market in Lucan for professional people and retired couples.

Rather than setting out the site with one long block we felt that the site deserved individuality of separate units.

Our details are as follows:

The development is in a residential zoning and is small in relation to other developments within the Lucan area, it is basically 15 houses. The site was laid out so as to show clear breaks in the elevations, rather than one huge massive unsightly block which we felt would look like a tower block of flats and would be unjust to the site and the neighbouring residents, not alone the fact that one long block would mean a lot more apartments.

In relation to the proposed entry and exit, we made it wider than normal to alleviate any possible danger of access to the Newcastle Road but we can reduce same if required.

The Newcastle Road had already been widened especially at the site and we would be prepared to further allow widening of the road at our site at the northern point towards Lucan. We can also allow site to be cut back at the south end for road widening.

The Council have already allowed additional traffic onto this road from the Moat Lodge Bed & Breakfast, where eight car park spaces were provided and the question of vision was not a problem.

On the point of excavation of the existing slope and destabilising existing mature trees on the higher portion of the site, the development will not effect these trees as we are only touching the lower bank which is 8'0" in height at three points on the southern end of the site and this would entail cutting back 6'0" and 8'0" widths of a sloping bank. The trees are on the top of site 100'0" above lower ground level. The excavation is minute from our point of view.

It was always our intentions to retain the trees as part of the development and we feel that the trees are crucial to the landscaping and beauty of the site. We can move our rear line away from the bank if required.

The layout was set out to show separate units rather than terracing to keep the tree view in context and to minimise bulkiness of the development but we can terrace the development to comply if need be.

The layout provides for one acre of open space at the top of site and this was shown on plan.

It must be remembered that Mr Moffett some eight years ago gave the Council the front road frontage land for road widening to Dublin County Council without any question of C.P.O. monies and was more than helpful to the Council Road Department.

The road widening further south at the new Lucan Bypass, Newcastle Road, the Council had to pay out very large sums of money to the resident at this point.

Our client did not ask for any monies for road widening, but expected a fair hearing for any further development to his site and now he has been totally let down by the Council on his first application to develop.

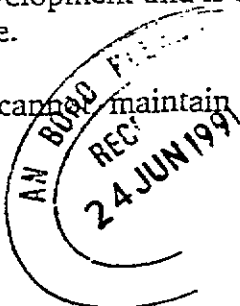
The Newcastle Road is presently been resurfaced and there is a road widening line on plan at the northern and southern part of the site. The Council is in the process of creating a park opposite our site in the open space and this will provide for open public space and carparking.

It is not our client's fault that the Newcastle Road is substandard in width and at one stage this road was to become a cul de sac but due to political pressure the road was left open and the Esker Road was closed.

The heavy traffic has been taken off this road by the new Lucan Bypass and the Western Road and the new Toll Bridge.

This a worthwhile development and is badly needed to keep a form of village living to enhance Lucan Village.

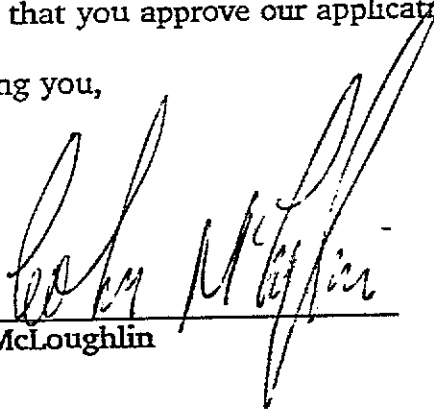
The Moffett Family cannot maintain this site as Mrs Moffett has a serious heart



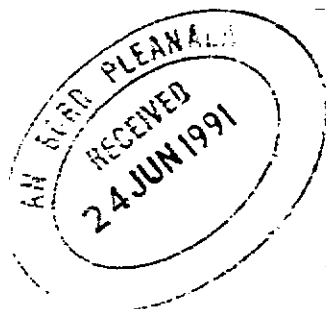
complaint and requires cared nursing and we would prefer to see the site developed for residential usage rather than possible industrial or commercial.

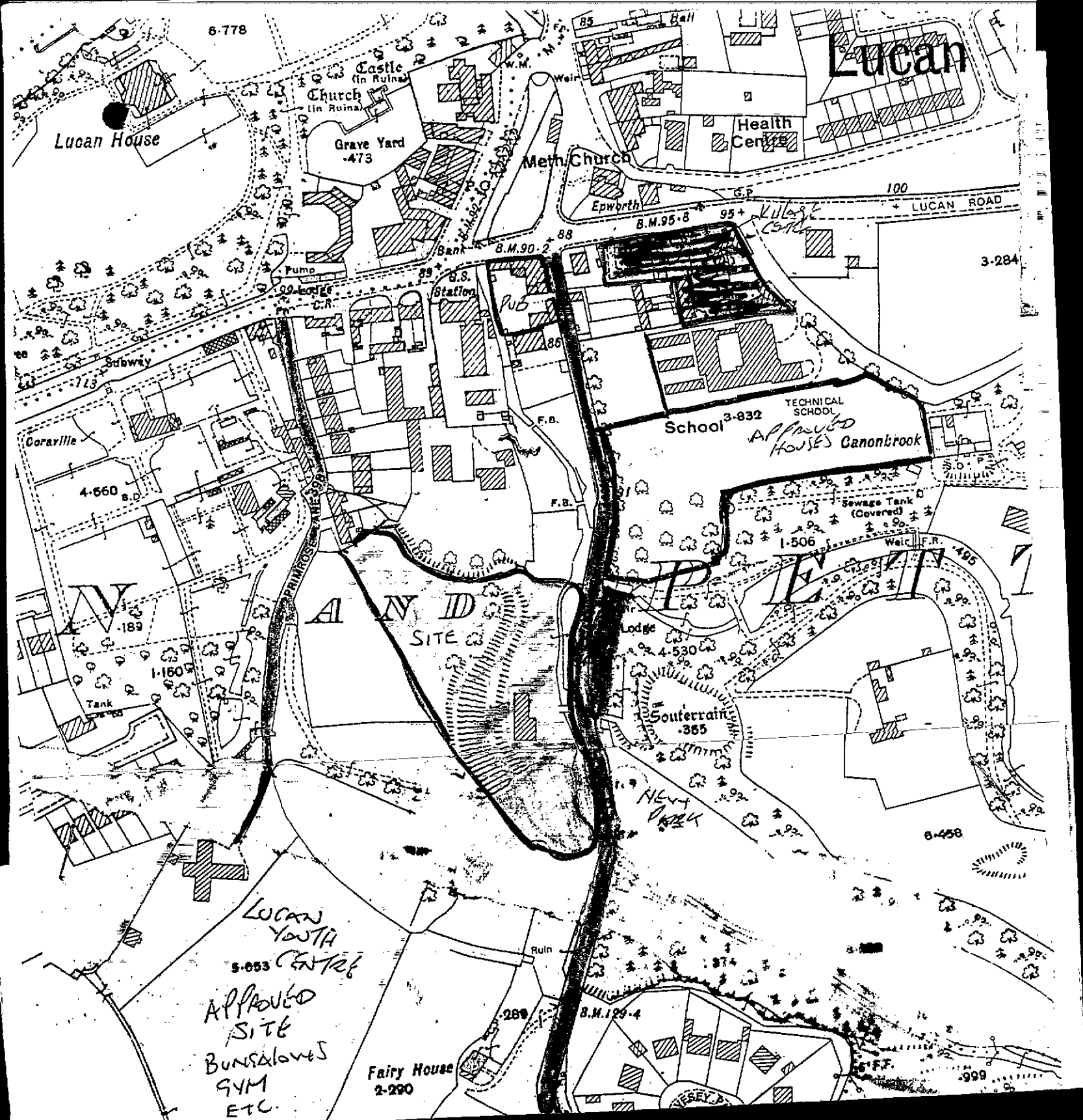
We ask that you approve our application.

Thanking you,



Colm McLoughlin





6-778

Lucan

Lucan House

Castle (in Ruins)
Church (in Ruins)
Grave Yard -473

Meth Church

Health Centre

LUCAN ROAD

3-284

B.M.90-2

School 3-832

TECHNICAL SCHOOL
Approved Houses Canonbrook

Sewage Tank (Covered)
1-506

APPROVED SITE

Souferrain 365

NEW PARK

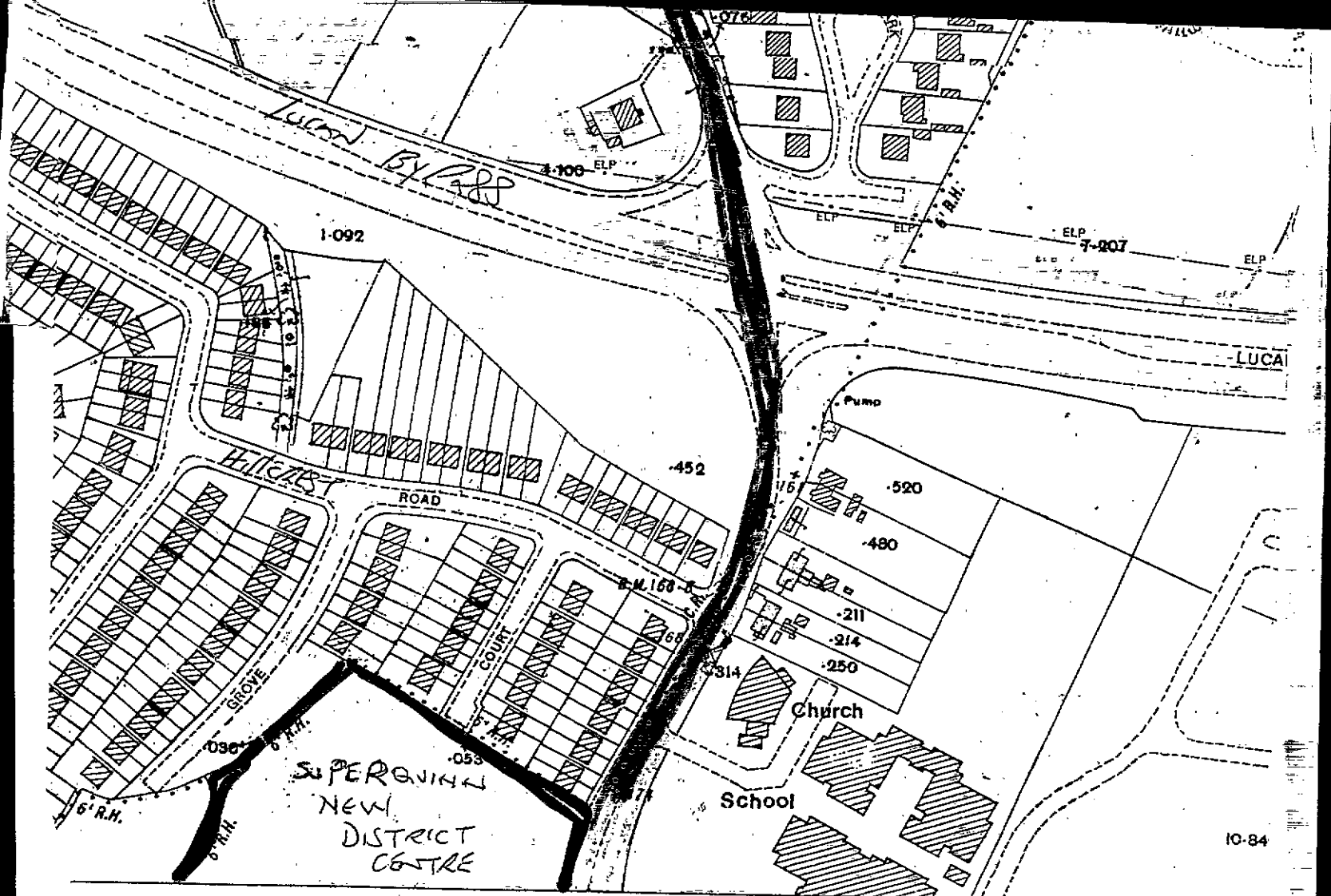
*LUCAN YOUTH CENTRE
5-053
APPROVED SITE
BUNGALOWS
GYM
ETC.*

Fairy House 2-290

B.M.129-4

6-458

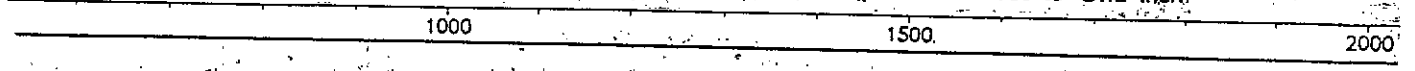
999



17. X.

<ul style="list-style-type: none"> — County Borough, Borough, Urban — District & Town — When not coincident with other Boundaries. •••• Change of Boundary indicating the point at which the character of a Boundary changes 	<p>Boundary described</p> <p>100 FF</p>	<p>Area of parcels given in Statute Acres, thus..... 4.370</p> <p>Braces indicating that the spaces so connected are included in the same area.....</p> <p>Antiquities (Site of).....</p> <p>Trigonometrical Station.....</p>	<p>110 kv.....</p> <p>Fort 38 kv.....</p> <p>10 kv.....</p>
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Scale 1:2,500 being 25.344 Inches to a Statute Mile or 208.33 Feet to One Inch.





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/ 2562 /91 Date of Decision : 7th June 1991

Register Reference : 91A/0593 Date Received : 16th April 1991

Applicant : S. Moffett

Development : 15 two storey units comprising 30 apartments

Location : The Hollow, Newcastle Road, Lucan

Time Extension(s) up to and including :

Additional Information Requested/Received : //

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:- 6.....ATTACHED.

Signed on behalf of the Dublin County Council.....

J. de Borchard
for Principal Officer

Date:.....11/6/91.....

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

COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

WITH CLIENTS

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/0593

Date : 30th April 1991

Dear Sir/Madam,

Development : 15 two storey units comprising 30 apartments

LOCATION : The Hollow, Newcastle Road, Lucan

Applicant : S. Moffett

App. Type : OUTLINE PERMISSION

Date Recd : 16th April 1991

Your application in relation to the above was submitted with a fee of £360.00.

On examination of the plans submitted it would appear that the appropriate amount should be £720.00.

I should be obliged if you would submit the balance of £360.00 as soon as possible as a decision cannot be made on this application until the correct fee is received.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Pauline Wood', written over a dotted line.

PRINCIPAL OFFICER

not recorded

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/0593

Date : 18th April 1991

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

Dear Sir/Madam,

DEVELOPMENT : 15 two storey units comprising 30 apartments
LOCATION : The Hollow, Newcastle Road, Lucan
APPLICANT : S. Moffett
APP. TYPE : OUTLINE PERMISSION

With reference to above, I acknowledge receipt of your application received on 16th April 1991.

Yours faithfully,

.....

PRINCIPAL OFFICER

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

OUTLINE PERMISSION

Dublin County Council
Conairle Chontae Atha Cliath



Planning Application Form/
Bye - Law Application Form

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 THE HOLLOW NEWCASTLE RD
(If none, give description)
sufficient to identify) LUCAN CO. DUBLIN

3. Name of applicant (Principal not Agent) MR SEAN MOFFETT & MRS REBECCA MOFFETT.
Address THE HOLLOW NEWCASTLE RD Tel. No.

4. Name and address of person or firm responsible for preparation of drawings COLM M'LOUGHLIN ARCH
RUSHKEN HOUSE MAIN ST LUCAN Tel. No 6241453

5. Name and address to which notifications should be sent COLM M'LOUGHLIN ARCH
RUSHKEN HOUSE MAIN ST. LUCAN

6. Brief description of proposed development APARTMENTS

7. Method of drainage MAINS 8. Source of Water Supply MAINS

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

3/4/91 (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? EXISTING BUNGALOW

11. (a) Area of Site 3 ACRES Sq. m.

(b) Floor area of proposed development Sq. m.

(c) Floor area of buildings proposed to be retained within site Sq. m.

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

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

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 MAP / VALUER ADD LETTER FEE.
CO. DUBLIN Outline permission sought for 15 two storey units comprising 30 apartments in The Hollow, Newcastle Road, Lucan for S. Moffett.

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

No of dwellings proposed (if any) 15 Class(es) of Development Domestic

Fee Payable £ 360 Basis of Calculation 15X24

Signature of Applicant (or his Agent) [Signature] Date 14/4/91

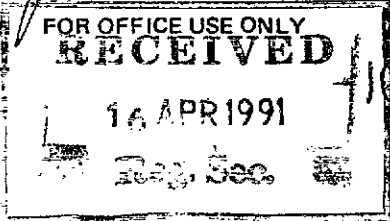
Application Type OUTLINE

Register Reference 91A/0593

Amount Received £

Receipt No

Date



LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.

- (a) The address of the structure or the location of the land.
- (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
- (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.

4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.

5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are:
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.

- (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.

- (ii) A layout and a survey plan of each floor of any structure to which the application relates.

- (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.

6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station Development or	£200.00
F	Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.

COMHAIRLE CHONTAE ÁTHA CLIATH

RECEIPT CODE

PAID BY — DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

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

N 35235

£ 360 00

Received this 16th day of April 1901

from Colm Mc Lachtlin
Rushmore House, Main St, Lucan

the sum of Three hundred and sixty Pounds

Pence being 00 for planning

application at The Hollow, Newcastle road

Class 1

Michael O'Hara Cashier



S. CAREY
Principal Officer

20/1/01

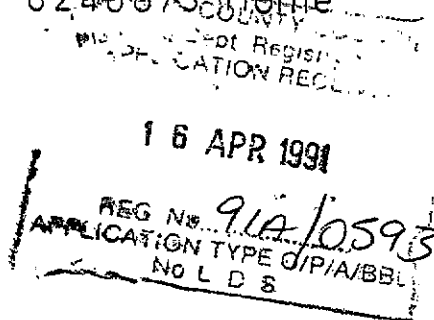
COLM McLOUGHLIN

PLANNING & DESIGN SERVICES
ARCHITECTS & CONTRACT MANAGERS

Principal Officer,
Dublin County Council,
Planning Department.

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

REF: Apartments
The Hollow,
Newcastle Road,
Lucan,
Co. Dublin.



Dear Sir,

Enclosed application for above apartments:

Mrs. Moffett presently lives on the site in a family bungalow but due to a serious heart problem she cannot remain on this site or upkeep the house and lands:

Mrs. Moffett now wishes to dispose of the site and raise the necessary funds for her operation and to give her the availability of cared nursing in the future:

The proposal would be to build these upmarket apartments on the lower portion of the site taking into consideration the character of the area and the site:

The site is presently fronted with high level trees and is very secluded from the Newcastle Road, it also is bounded at the rere by a high level banking stretching up 100'-0" to the top portion:

The quality of the site would be secured by maintaining the front stream and enhancing it with further planting and a cobble-brick courtyard. Entrance pointing inwards to a decorative flowing fountain with surrounding shrubbery:

There is need for this type of quality apartment close to the village of Lucan to facilitate the growing professional personell working within the village and surrounding area.

The services of sewer and essential services are available on the road to service the site and habitable accomadation we feel would be a more presentable order of planning than commercial or industrial use of the site bearing in mind the character of the old village.

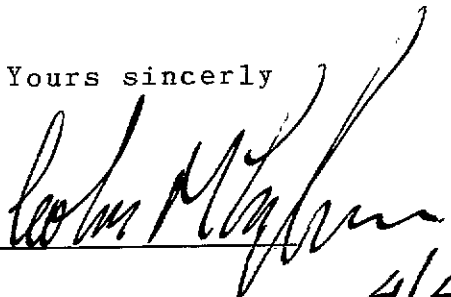
The immediate area at present houses a quality Bed & Breakfast, a superior small housing estate in Vesey Park and a number of single bungalows:

contd.

The council have already approved a housing development in Primrose Lane for Lucan Youth Centre at the top of the site bordering Moffetts site, so we would feel that this orderly development would not be contrary to the existing Council and Planning policy for Lucan and it would certainly characterise this section of the Newcastle Road in Lucan.

I would appreciate your consideration of the application for all its merits.

Yours sincerely


4/4/91.

Reg.Ref. 91A/0593
Decision Order No. P/ 2562 /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 would not be in accordance with the proper planning and development of the area in that it is considered excessive having regard to the configuration of the site and the existing density prevailing in the immediate vicinity and as such would seriously injure the amenities of property in the vicinity
- 02 The proposed development provides for access onto the heavily trafficked Newcastle Road which is extremely substandard in width and alignment and has a relatively steep gradient. Vision at the proposed access is inadequate, particularly to the south and the movement of vehicles into and out of the site would endanger public safety by reason of a traffic hazard. In this regard it is considered that the width of the proposed vehicular access is excessive.
- 03 The newspaper notice submitted with the application does not accurately describe the proposed development in that it does not refer to the demolition of the existing bungalow on site, although this would be required to accommodate the proposed development.
- 04 The proposed development because of its nature and extent would require the excavation of the existing slope which runs the length of the site. This could have the undesirable effect of destabilising existing mature trees on the higher portion of the site thus requiring their removal. This would contravene the specific objective of the County Development Plan, 1983, which effects this area, "to protect and maintain existing trees and woodland" and would be contrary to the proper planning and development of the area. In this regard trees at the lower level would be lost in the proposed development.
- 05 The proposed layout is considered substandard in terms of the number and disposition of buildings on site and as such is contrary to the proper planning and development of the area.
- 06 The proposed layout does not provide for any suitable areas of public or private open space in accordance with the standards set out in the 1983 Dublin County Development Plan.

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 fee
tendered is the prescribed application
fee. N 39671

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

£260.00

Balance

Received this 20th day of May 1991

from Eoin McLaughlin
Ruckee House,
Main St., Lucan

the sum of Three hundred and sixty Pounds

Pence being 40/- for

planning application at 91A/593

Michael O'Connell Cashier

S. CAREY
Principal Officer

