

Tom Fox @ Co Ltd

To: planningsubmissions@sdublincoco.ie
Cc: [REDACTED]
Subject: Planning Objection

Your Planning Reference: SD22A/0322

Tom and Eilish Fox,
Somerton House,
Main Street,
Newcastle,
Co. Dublin.
D22V043 Eircode.

6th September 2022

Dear Sir or Madam,

We wish to lodge an Objection to the proposed Development of lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin.

Please find Receipt for objection fee attached.

We would like to object in the strongest terms to the proposed Over Development of the site as the proposals stand, and the following are some of the reasons .

The Total scale of the proposed development is fully out of kilter with any other buildings in what is known as "the historical end of Newcastle village" as some of the proposal is to build 3 x Storeys to the Main Street , while the original building (Thatched) and cottage were only 1 x Storey (single).

The proposal would dwarf the buildings opposite it and around it and would be an absolute "Blot" on the canvas of the historical scape of Newcastle village.

We live in the house opposite the proposed development that "David Mulcahy Planning Consultants Ltd" (used to show view from village end) from our gateway verge, to represent one of the views in the application (Artists Drawings) to the Planning Authority and as you can see the development is at total odds to any other buildings around it, especially in the view from Hazelhatch road.

On a regular basis my wife Eilish and I observe full Classrooms of young Children and their teachers strolling around the general area of the Old Church, Cemetery and the Medieval Castle (Tower house) and adjacent areas and to see the delight on their faces and the sound of all their excited voices is always to be cherished ! .. Some of the items they get spoken to about is also the Medieval "Motte" the only dateable relic of the Anglo-Normans in Newcastle (RMP DU 02000301) Constructed approx in 1200 is on the proposed building site and this should have a bearing on the development of any buildings at that site which I imagine your Conservation Officer would agree .

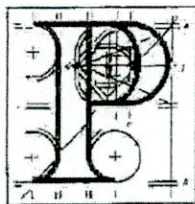
Please find attached the Decision to Refuse a previous application to develop the site by "An Bord Pleanala", Planning Register Reference Number :SD06A/0026 , we would like you to take into account all of the relevant "REASONS AND CONSIDERATIONS" Section of that item attached mainly and not the subject of the application.

I quote from that Refusal "would constitute overdevelopment" and please take all of the other considerations they also make into account.

Please Note : We are not adverse to some development of the site as outlined in the Final paragraph of the previous refusal "Board Direction" by "An Bord Pleanala" Ref:220186 .

Tom & Eilish Fox.

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2006

South Dublin County

Planning Register Reference Number: SD06A/0026

An Bord Pleanála Reference Number: PL06S.220186

APPEAL by Newcastle-Lyons and Districts Residents' Association care of Pat McCormack of Loughtown, Newcastle-Lyons, County Dublin and by Others against the decision made on the 28th day of September, 2006 by South Dublin County Council to grant subject to conditions a permission to Paul and Aislinn van Lonkhuyzen care of Sean Lucy and Associates Limited of Mount Street Gardens, Mullingar, County Westmeath.

PROPOSED DEVELOPMENT: (i) The demolition of the remainder of existing fire damaged pub, ancillary outbuildings and derelict cottage, (ii) the retention of the existing basement (57 square metres) and its enlargement by 18 square metres to 75 square metres, (iii) the redevelopment of the public house at ground floor level with a function room at first floor level of 630 square metres and an adjacent off-licence with separate entrance at ground floor level of 65 square metres, (iv) a restaurant at first floor level (399 square metres) with autonomous entrance at ground floor level, (v) four number ground floor commercial units of 52 square metres, 76 square metres, 76 square metres and 73 square metres respectively, (vi) two number three bedroom apartment units at first floor level of 114 square metres each, (vii) ancillary site works including Electricity Supply Board sub-station at McEvoy's Public House (Derelict), Main Street, Newcastle, County Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MB

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

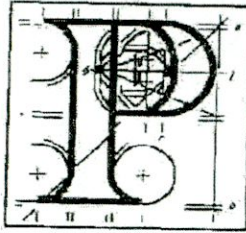
Having regard to the location of the site in a prominent position with extensive road frontages, within an Area of Archaeological Potential and in close proximity to protected structures and a motte which is a recorded monument, it is considered that the excessive scale and design of the proposed development, including carparking, would constitute overdevelopment, would be an inappropriate form of design in the area, would adversely affect the character, heritage value and setting of the protected structures and recorded monument and would conflict with the objectives of the current Development Plan for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 6th day of June 2007.

An Bord Pleanála



Board Direction

Ref: 220186

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25th May 2007.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

Having regard to the location of the site in a prominent position with extensive road frontages, within an Area of Archaeological Potential and in close proximity to protected structures and a motte which is a recorded monument, it is considered that the excessive scale and design of the proposed development, including carparking, would constitute overdevelopment, would be an inappropriate form of design in the area, would adversely affect the character, heritage value and setting of protected structures and recorded monument and would be in conflict with the objectives of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note : Having regard to the established use of the site (McEvoy's Pub), the Board considers that an appropriately scaled pub and restaurant/off-license development might be appropriate on this site.

Board Member


Mary Bryan

Date 25th May 2007

Board Direction to issue with Board Order

Tom & Eilish Fox
Somerton House
Main Street
Newcastle
Co. Dublin
D22 VO43

Date: 07-Sep-2022

Dear Sir/Madam,

Register Ref: SD22A/0322
Development: Demolition of all existing derelict structures on the site and the construction of 18 residential units provided in 2 separate blocks; Block 1 will be 3 storeys high and will contain 12 units; Block 2 will be two storeys high and will contain 6 units; The 18 units consist of 6 one bed apartments, 6 two bed apartments, 3 three bed duplexes and 3 three bed apartments; Ancillary development including reusing existing vehicular access/egress off Hazelhatch Road, providing a new vehicular egress (only) onto Main Street, car and cycle parking, open space, landscaping, boundary treatment (including existing stone wall at east side of the site to be partially removed, along with gates, with main portion of wall repaired and lowered), footpaths, circulation areas and all associated site works.

Location: Lands at former McEvoy's Pub, Main Street, Newcastle, Co. Dublin
Applicant: Rathgearan Ltd
Application Type: Permission
Date Rec'd: 08-Aug-2022

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the **Planning Applications** part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named **"Notify me of changes"** and click on **"Subscribe"**. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full contents of a planning application.

Yours faithfully,

M. Furney
for **Senior Planner**