

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0841	
1. Location	Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
2. Development	3 storey storage and office building.		
3. Date of Application	11/12/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Conroy Crowe Kelly Architects, Address: 65 Merrion Square, Dublin 2.		
5. Applicant	Name: Martin Walsh & Gerry McIntyre, Address: Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.		
6. Decision	O.C.M. No. 0241 Date 09/02/1999	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Decision Order Number 0241	Date of Decision 09/02/1999
Register Reference S98A/0841	Date 11th December 1998

Applicant Martin Walsh & Gerry McIntyre,
Development 3 storey storage and office building.
Location Knockmitten House, Knockmitten Lane, Western Industrial Estate, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

for the (5) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

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for SENIOR ADMINISTRATIVE OFFICER

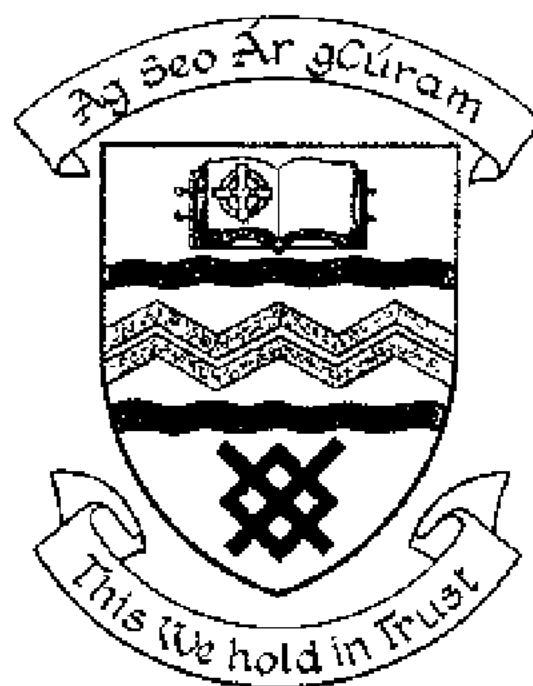
09/02/1999

Conroy Crowe Kelly Architects,
65 Merrion Square,
Dublin 2.

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REG REF. S98A/0841

Reasons

- 1 It is considered that the proposed development constitutes overdevelopment by reason of inadequate carparking/ circulation provision to comply with Development Plan standards.
- 2 Having regard to the fact that the office element of the proposed development constitutes over 50% of the floor area and in addition having regard to the lack of detail submitted regarding Policy E5 contained in Section 2.4.5 of the South Dublin County Development Plan 1998, which permits office based industry in certain circumstances in industrial areas, it is considered that the office element of the proposed development is excessive and that the proposed development contravenes development plan policy with respect to the location of offices in industrial areas.
- 3 It is considered that the scale and design of the proposed development having particular regard to the restricted size of the site and the scale of adjoining industrial development is inappropriate, in particular it is considered that the provision of a third storey and the inclusion of a mansard roof is not in keeping with surrounding development as such it is considered that the proposed development is not consistent with the proper planning and development of the area.
- 4 It is considered that the proposed development would infringe an established building line established along Knockmitten Lane, as such it is considered that the proposed development is not consistent with the proper planning and development of the area.
- 5 Insufficient information has been submitted to determine the location of public sewers with potential to be taken in charge which are located adjacent to the southern and eastern boundaries of the site and which require a 5 metre set back from any proposed development.