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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S98A/0422 | |
| 1. Location | 15 Cherry Orchard Industrial Estate, Dublin 10. | | |
| 2. Development | Warehouse extension to rear, second floor office extension to front and security railing and gates around perimeter. | | |
| 3. Date of Application | 24/06/98 | Date Further Particulars (a) Requested (b) Received | |
| 3a. Type of Application | Permission | 1. 16/09/1998 2. | 1. 29/09/1998 2. |
| 4. Submitted by | Name: W. Doran, Address: 7 St. Mary's Road, Ballsbridge, | | |
| 5. Applicant | Name: Gleeson Group, Address: 15 Cherry Orchard Industrial Estate, Dublin 10. | | |
| 6. Decision | O.C.M. No. 2361 Date 24/11/1998 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
| 8. Appeal Lodged | 18/12/1998 | Written Representations | |
| 9. Appeal Decision | 14/07/1999 | Refuse Permission | |
| 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. | |

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

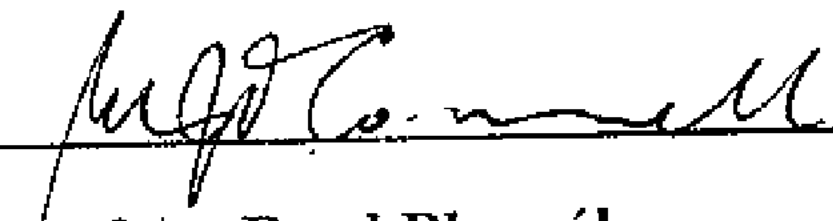
Planning Register Reference Number: S98A/0422

APPEAL by The Gleeson Group care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 24th day of November, 1998 by the Council of the County of South Dublin to refuse permission for development comprising a warehouse extension to rear, second floor office extension to front and security railing and gates around perimeter at 15 Cherry Orchard Industrial Estate, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

The proposed development constitutes overdevelopment and intensification of use of the site with inadequate car and truck parking and loading/servicing arrangements, resulting in on-street parking and servicing close to the junction of the industrial estate road with the Ballyfermot Road and would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users.



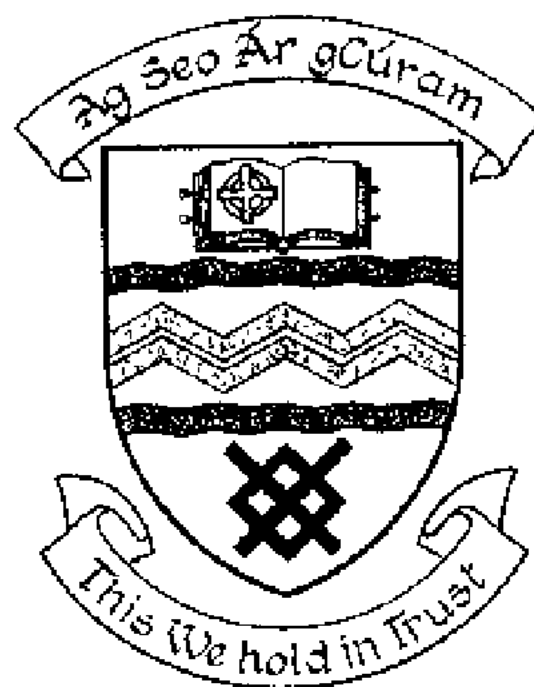
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 16th day of July 1999.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 2361 | Date of Decision 24/11/98 |
| Register Reference S98A/0422 | Date 24th June 1998 |

Applicant Gleeson Group,
Development Warehouse extension to rear, second floor office extension
to front and security railing and gates around perimeter.
Location 15 Cherry Orchard Industrial Estate, Dublin 10.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/09/98 /29/09/98

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

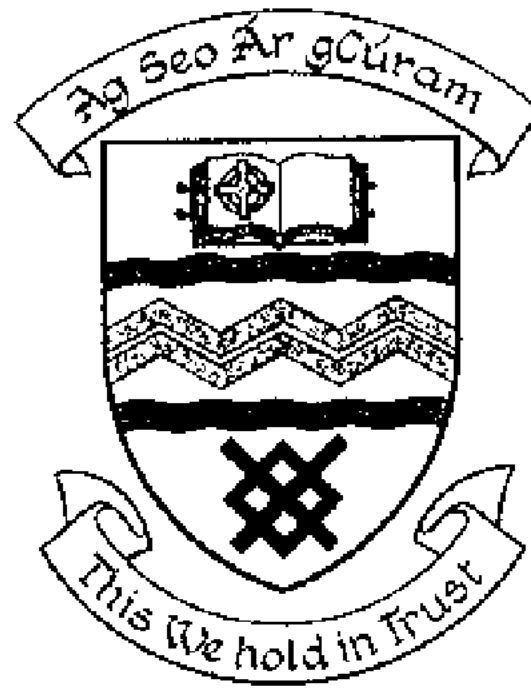
24/11/98

W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.

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REG REF. S98A/0422

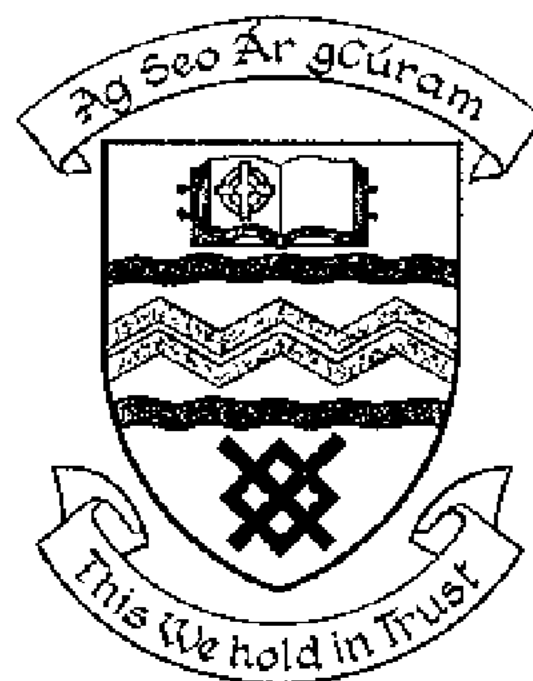
Reasons

- 1 The inadequacy of the parking provisions and loading and unloading facilities within the curtilage of the proposed development would result in on-street parking in close proximity to the junction of the industrial estate road and the Ballyfermot Road and thus would endanger public safety by reason of traffic hazard and obstruction of road users.
- 2 Having regard to the absence of adequate car parking and loading and unloading provisions within the proposed development it is considered that the proposal would result in the over development of the site and would materially contravene a development objective of the Dublin County Development Plan, 1993 with regard to provision of car parking. In this regard it is noted that the open area to the rear of the building proposed as a truck loading area is already fully occupied for the storage of crates of bottles. Any intensification of use can only worsen the existing unsatisfactory arrangements.

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

| | |
|------------------------------|------------------------|
| Order Number 1480 | Date of order 23/07/98 |
| Register Reference S98A/0422 | Date 24th June 1998 |

Applicant Gleeson Group,
Development Warehouse extension to rear, second floor office extension to front and security railing and gates around perimeter.
Location 15 Cherry Orchard Industrial Estate, Dublin 10.

Dear Sir/Madam,

An inspection carried out on 21/07/98 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

- (a) Applicant's name

W. Doran,
7 St. Mary's Road,
Ballsbridge,
Dublin 4.

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~~REG REF. S98A/0422~~

- (b) whether application is for **Permission, Outline Permission, or Approval.**
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer. 24/07/98