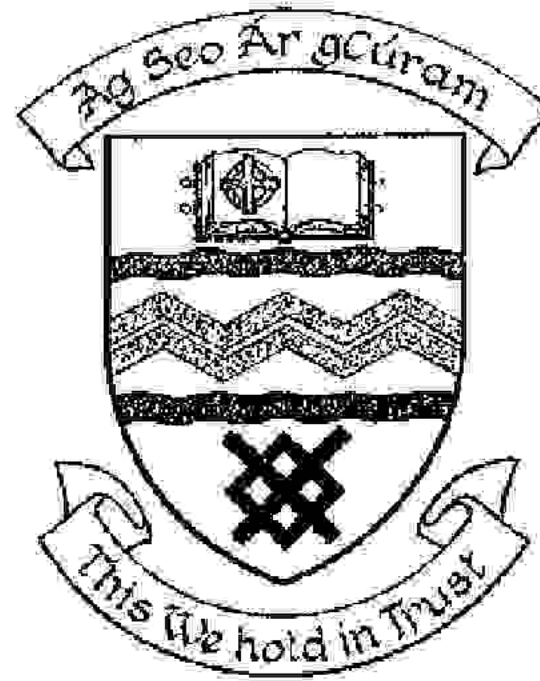


SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Halla an Chontae,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
County Hall,
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 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 0298	Date of Decision 07/02/2002
Register Reference S01A/0687	Date 12/10/01

Applicant Crenard Infomation Technology Ltd.,

Development Retain 65.5 sq.m. of additional floor space previously installed at first floor level in previous two storey void space and change the use of entire from office based industry to office.

Location 22 Old Turnpike Road, Red Cow Roundabout, Ballymount, D22

Floor Area Sq Metres

Time extension(s) up to and including 08/02/2002

Additional Information Requested/Received /

Clarification of 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 (4) Reasons on the attached Numbered Pages.

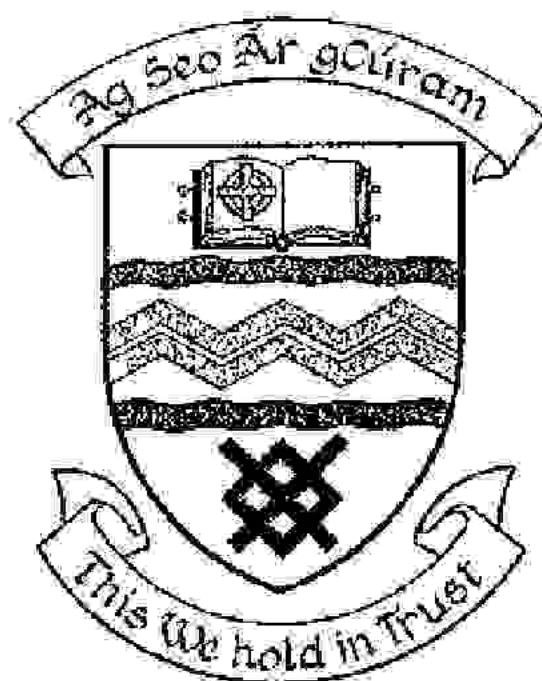
Signed on behalf of the South Dublin County Council


for SENIOR ADMINISTRATIVE OFFICER

07/02/02

Edmondson Cosgrove Robinson,
9 Percy Lane,
Dublin 4.

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REG REF. S01A/0687

Reasons

- 1 The site of the proposed development is located in an area zoned objective 'E' "to provide for industrial and related uses" in the South Dublin Co. Council Development Plan 1998. Within areas zoned thus it is Development Plan policy that office development is 'open for consideration' depending on the size or extent of the proposal and the particular site location. The proposed speculative office development would be relatively substantial in scale, would be unrelated to any industrial/warehouse or even office-based industry and could lead to the edging out of industrial and related uses from lands zoned to provide for such uses. The proposed development, by itself and the precedent it would set, would therefore materially contravene a zoning objective and would be contrary to Council policy in respect of office development as stated under 'Policy E6: Office Development' in the South Dublin County Development Plan, 1998.
- 2 The proposed development is premature pending the completion of the Integrated Framework Study for the Ballymount area, which would investigate and conclude on the desirability of office developments in this industrial area.
- 3 Due to the greater employment density of general office-type use as opposed to industrial/warehouse or office-based industry, the proposed development would set an undesirable precedent for further similar development which, in turn, would lead to a deficiency in the local road network due to the increased road traffic likely to result from the proposed development and other similar developments.
- 4 The proposed development does not provide for car-parking spaces to the standard required by South Dublin County Council. The short fall of 2 no. car-parking spaces would lead to on street parking which would create an obstruction to road users and would therefore contribute to traffic congestion.