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SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING DEPARTMENT

County Hall, Town Centre, Tallaght, Dublin 24.

Telephone: 01-414 9000

Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999 AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2467	Date of Decision 23/07/2001
Register Reference S01A/0321	Date 25/05/01

Applicant

Liffey Developments Ltd.,

Development

Construction of an extension to Gibraltar House. The extension is to consist of a 2-storey brick fronted structure providing 282m2 of additional office space with alterations to existing roof and car parking arrangements. Partial demolition of the existing building shall also be

required.

Location

Gibraltar House, Naas Road, Clondalkin, Dublin 22.

Floor Area

Sq Metres

Time extension(s) up to and including

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 (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

Adrian Joyce Architects
19 Mulgrave Street,
Dun Laoghaire,
Co. Dublin.

SOUTH DUBLIN COUNTY COUNCIL COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

Telefon: 01-414 9000 Facs: 01-414 9104



PLANNING
DEPARTMENT
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Town Centre, Tallaght,
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REG REF. S01A/0321

23/07/01

for SENIOR ADMINISTRATIVE OFFICER

Reasons

- Under zoning objective 'A'- to protect and/or improve the residential amenity, office development between 100-1000sq. metres of floor space is not permitted (Table no. 3.2 of the South Dublin County Development Plan 1998). The proposed development would faciliate the intensification of non conforming land uses and would therefore materially contravene the zoning objective.
- The houses and gardens of adjoining property in the vicinity would be directly overlooked and overshadowed by the proposed development resulting in a loss of privacy and natural sunlight. Therefore the proposed development would be seriously injurious to the residential amenity of the adjoining property and would depreciate the value of property in the vicinity.