

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0321	
1. Location	Gibraltar House, Naas Road, Clondalkin, Dublin 22.		
2. 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.		
3. Date of Application	25/05/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Adrian Joyce Architects Address: 19 Mulgrave Street, Dun Laoghaire,		
5. Applicant	Name: Liffey Developments Ltd., Address: Gibraltar House, Naas Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 2467 Date 23/07/2001	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.

M.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Halla an Chontae,
Lár an Bhaile, Tarnhlacht,
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**PLANNING
DEPARTMENT**
County Hall,
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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 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.

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REG REF. S01A/0321


for SENIOR ADMINISTRATIVE OFFICER

23/07/01

Reasons

- 1 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 facilitate the intensification of non conforming land uses and would therefore materially contravene the zoning objective.
- 2 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.