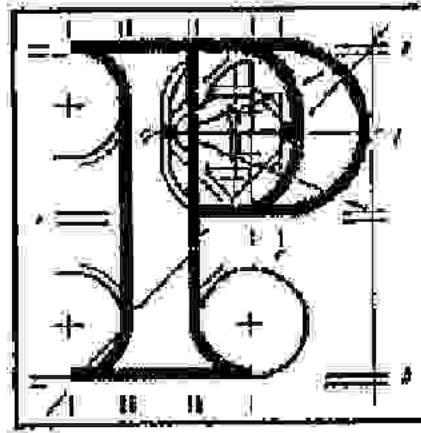


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0521	
1. Location	Unit 8 Knockmitten Lane Business Park, Western Industrial Estate, Dublin 12		
2. Development	Retention of a new mezzanine first floor office at existing premises		
3. Date of Application	27/07/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: R.G. Parkins & Partners, Address: 5 Naas Road Business Park, Muirfield Drive,		
5. Applicant	Name: Spanview Developments Ltd Address: Unit 8 Knockmitten Lane Business Park, Western Industrial Estate, Dublin 12		
6. Decision	O.C.M. No. 2174  Date 25/09/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. 2609  Date 24/11/2000	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	20/10/2000	Written Representations	
9. Appeal Decision	16/05/2001	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 1999

County South Dublin

Planning Register Reference Number: S00A/0521

**APPEAL** by Spanview Developments Limited care of R.G. Parkins and Partners of 5 Naas Road Business Park, Muirfield Drive, Dublin against the decision made on the 25<sup>th</sup> day of September, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the retention of a new mezzanine first floor office at existing premises at Unit 8, Knockmitten Lane Business Park, Western Industrial Estate, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

## SCHEDULE

The development proposed to be retained would create a precedent for further similar development within the remaining units at this location, resulting in the inadequate provision of on-site car parking in accordance with Development Plan standards for business parks as set out in the current South Dublin County Council Development Plan. The development proposed to be retained would, therefore, be contrary to the proper planning and development of the area.



*Michael Fennell*

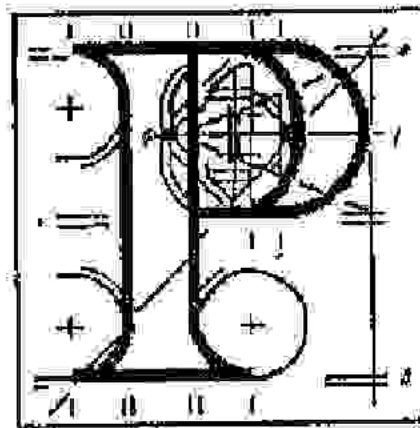
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 16<sup>th</sup> day of May 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0521	
1. Location	Unit 8 Knockmitten Lane Business Park, Western Industrial Estate, Dublin 12		
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# An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0521

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**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

## SCHEDULE

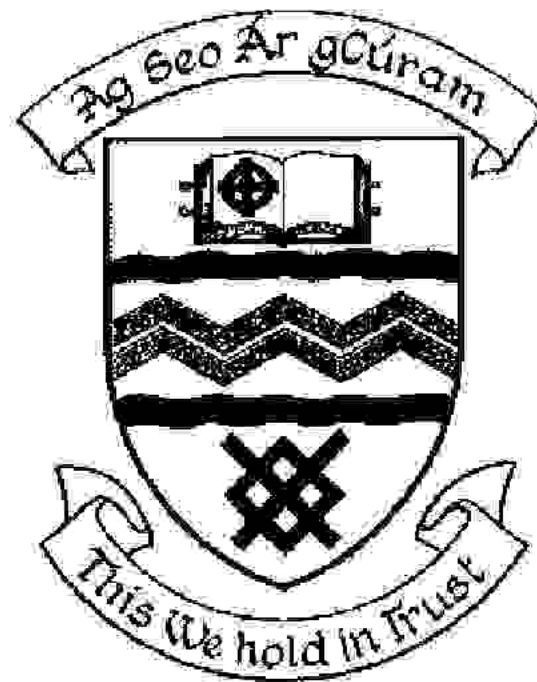
The development proposed to be retained would create a precedent for further similar development within the remaining units at this location, resulting in the inadequate provision of on-site car parking in accordance with Development Plan standards for business parks as set out in the current South Dublin County Council Development Plan. The development proposed to be retained would, therefore, be contrary to the proper planning and development of the area.

*Michael F. Ryan*

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

Dated this 16<sup>th</sup> day of May 2001.

**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 1993**

Decision Order Number 2174	Date of Decision 25/09/2000
Register Reference S00A/0521	Date 27/07/00

**Applicant** Spanview Developments Ltd

**Development** Retention of a new mezzanine first floor office at existing premises

**Location** Unit 8 Knockmitten Lane Business Park, Western Industrial Estate, Dublin 12

**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 (1) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

  
..... 25/09/00  
for SENIOR ADMINISTRATIVE OFFICER

R.G. Parkins & Partners,  
5 Naas Road Business Park,  
Muirfield Drive,  
Dublin 12.

**SOUTH DUBLIN COUNTY COUNCIL**  
**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**

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REG REF. S00A/0521

**Reasons**

- 1 The proposed development, if permitted, would create a precedent for further similar development within the remaining units at this location. Such development would be likely to result in the progressive conversion of all the units from the approved 'light industrial use' to 'office use', without the provision of adequate on-site car parking to Development Plan standards for business parks, as specified at section 3.5.2 of the South Dublin County Development Plan 1998. The proposed development would therefore contravene materially the zoning objective for the area which provides that office development in areas zoned Objective 'E', ("to provide for industrial and related uses"), may be permitted only if it is not materially in conflict with the policies and objectives of the Development Plan, and if it is consistent with the proper planning and development of the area.