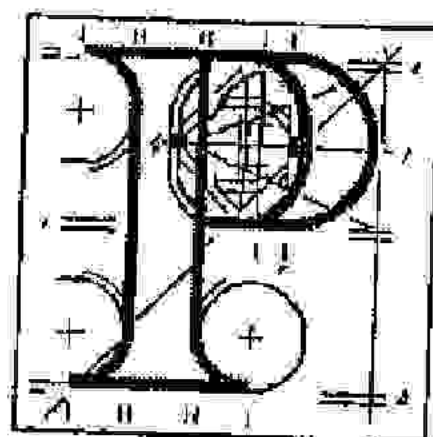


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No.  S00A/0417	
1. Location	7 St. Brigid's Road, Clondalkin, Dublin 22.		
2. Development	Extension at attic level and conversion of attic to office.		
3. Date of Application	19/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. M. Ging, Architect, Address: "Laureston", Monastery Road,		
5. Applicant	Name: Mr. J. Chapman, Address: 3 Castle Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1869  Date 17/08/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	13/09/2000	Written Representations	
9. Appeal Decision	02/04/2001	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

South County Dublin

Planning Register Reference Number: S00A/0417

**APPEAL** by James Chapman care of P. M. Ging of Laureston, Monastery Road, Clondalkin, Dublin against the decision made on the 17<sup>th</sup> day of August, 2000 by the Council of the County of South Dublin to refuse permission for development comprising an extension at attic level and conversion of attic to offices at 7 Saint Brigid's Road, Clondalkin, Dublin:

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

## SCHEDULE

1. Having regard to the zoning objective for the area as set out in the current South Dublin County Development Plan "to protect, provide for and improve local centre facilities", to the extent of existing office use on the site and to the inadequacy of car parking provision in the area, it is considered that the proposed development would contravene materially the provisions of the Development Plan and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development taken in conjunction with existing development in the area would endanger public safety by reason of traffic hazard because it would tend to create serious traffic congestion in this residential area, due to the inadequacy of car parking provision and the conflict between pedestrian and car users, of unregulated car parking.

*[Handwritten signature]*

3. Having regard to the design, materials and fenestration of the proposed roof extension it is considered that the proposed development would be out of character with existing development in the area, would seriously injure the residential and visual amenities of the area and would set a precedent for similar development in this terrace. The proposed development would, therefore, be contrary to the proper planning and development of the area.

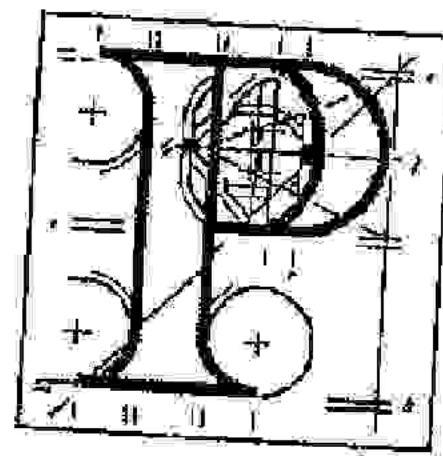


Brian Hunt

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

Dated this 2<sup>nd</sup> day of April 2001.

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0248

**APPEAL** by Vincent Featherstone care of R. G. Parkins and Partners of 5 Naas Road Business Park, Muirfield Drive, Dublin against the decision made on the 18<sup>th</sup> day of August, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the provision of increased roof height to accommodate new first floor office and storage, introduction of new windows to front and rear elevations, new fire escape doors to rear elevation and new timber stairs at existing industrial units, 8 and 9 of Hills Industrial Estate, Lucan and proposed continued use of existing showroom at existing industrial unit 9 of Hills Industrial Estate, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

## FIRST SCHEDULE

Having regard to the nature of the proposed development and to the existing provision of car parking, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and development of the area.

## SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings received by the planning authority on the 20<sup>th</sup> day of June, 2000 and the documentation received by An Bord Pleanála on the 18<sup>th</sup> day of September, 2000, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and to ensure a proper standard of development.

3. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to the planning authority for agreement.


**Reason:** In the interest of orderly development and the visual amenities of the area.

4. The developer shall pay a sum of money to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development. The amount of the contribution and the arrangements for payment shall be agreed between the developer and the planning authority or, in default of agreement, shall be determined by An Bord Pleanála.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2)(h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

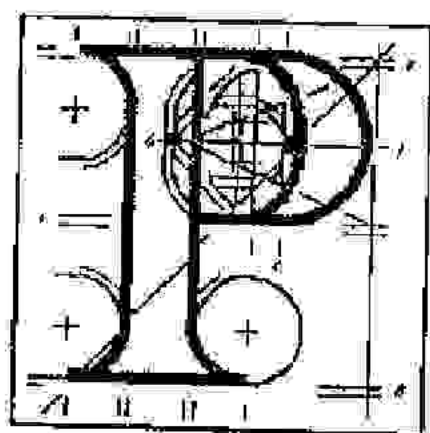
**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.



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

Dated this 2<sup>nd</sup> day of April 2001.

# An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S00A/0151

**APPEAL** by C.F.I. Property Management Limited care of Frank L. Benson and Partners of Hainault House, 69-71 Saint Stephen's Green, Dublin against the decision made on the 3<sup>rd</sup> day of August, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of a four-storey commercial development consisting of motor sales outlet on the ground floor, and office use at upper floor levels with a total gross floor area of 3,708 square metres approximately; a total of 108 number car parking spaces are provided at surface level with reconfigured vehicular and pedestrian access to the site provided off Killeen Road, and the Naas Road respectively; the proposal also includes the demolition of the existing two-storey building (Harry Ramsdens) on site and makes provision for internal and perimeter landscaping, signage and roof plantroom and all associated site development works all on a site of area .49 hectares approximately at Killeen/Naas Road, Dublin:


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

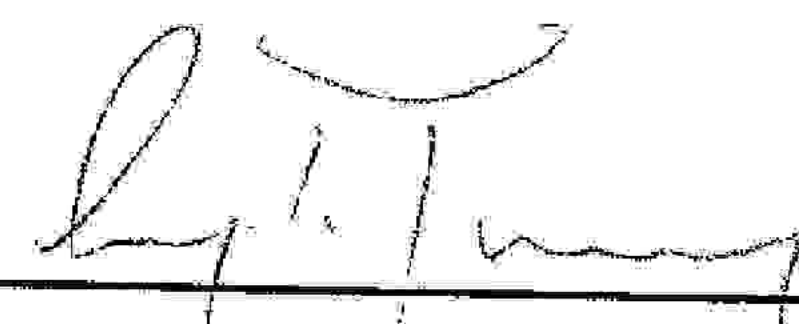
## SCHEDULE

1. The proposed development is located in an area zoned "E" in the current South Dublin County Development Plan for which the objective is "to provide for industrial and related uses". It is the policy of the planning authority, as set out in the Plan, to facilitate and encourage office development in town, district and local centres and to encourage 'people intensive uses' including office development in Tallaght town centre and the centres of other scheduled towns. It is considered that the proposed office component of the development would contravene the zoning objective for the area, which objective is considered reasonable and would, therefore, be contrary to the proper planning and development of the area.

8

2. It is considered that the proposed development would result in inadequate on-site car parking to cater for the overall development, would lead to on-street parking in the vicinity of the development and that the proposed office use would lead to a significant increase in traffic movements in peak hour traffic at the surrounding road junctions and would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and development of the area.



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

Dated this 2<sup>nd</sup> day of April 2001.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0417	
1. Location	7 St. Brigid's Road, Clondalkin, Dublin 22.		
2. Development	Extension at attic level and conversion of attic to office.		
3. Date of Application	19/06/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1.  2.	1.  2.
4. Submitted by	Name: P. M. Ging, Architect, Address: "Laureston", Monastery Road,		
5. Applicant	Name: Mr. J. Chapman, Address: 3 Castle Crescent, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1869  Date 17/08/2000	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.	

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

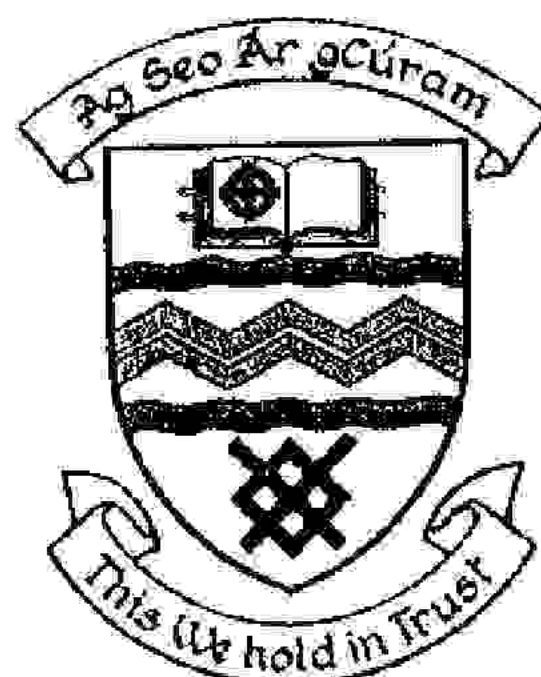
**PLANNING  
DEPARTMENT**

County Hall  
Town Centre, Tallaght  
Dublin 24

Telephone: 01-414 9000  
Fax: 01-414 9104

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

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



**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1869	Date of Decision 17/08/2000
Register Reference S00A/0417	Date 19/06/00

**Applicant** Mr. J. Chapman,

**Development** Extension at attic level and conversion of attic to office.

**Location** 7 St. Brigid's 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

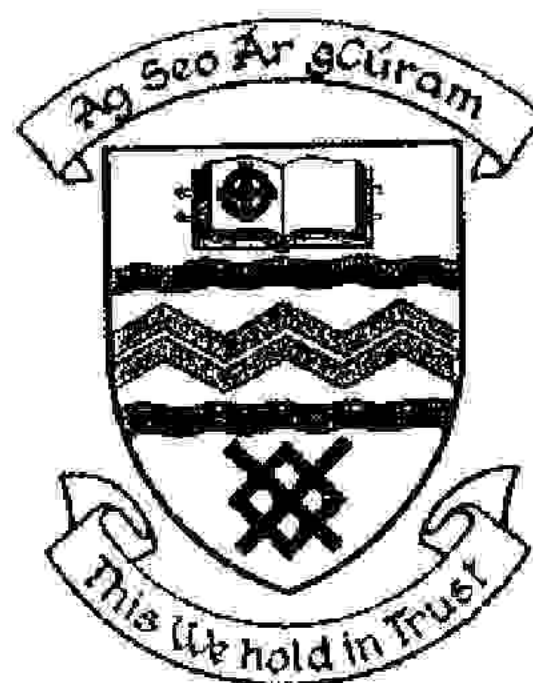
.....*MJ*..... 17/08/00  
for SENIOR ADMINISTRATIVE OFFICER

P. M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

**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

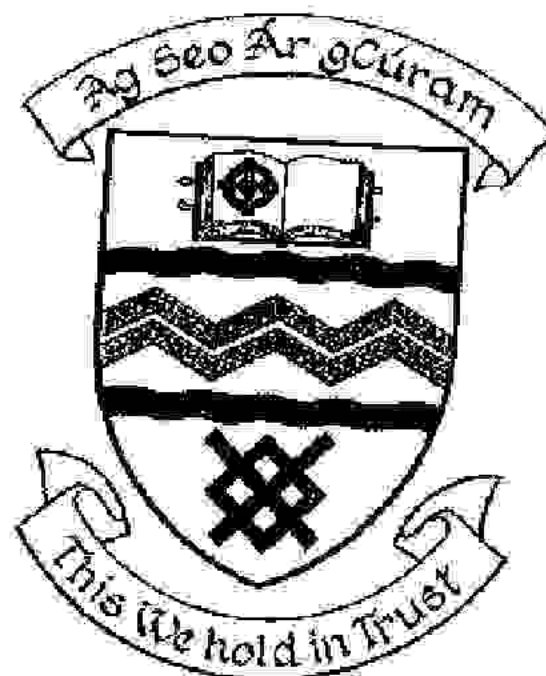
Telephone: 01-414 9000  
Fax: 01-414 9104

REG REF. S00A/0417

**Reasons**

- 1 The proposed development by itself or by the precedent which the grant of planning permission for it would set for other relevant development, would exacerbate already congested parking problems along St. Brigid's Road and would lead to traffic congestion in the parking area to the front. The proposed development is therefore contrary to the proper planning and development of the area.
- 2 Having regard to the inadequacy of car parking to serve the proposed development it is considered that the proposed additional office space would result in a total gross floor area of office well in excess of the 100sq.m. maximum floor area permitted under the zoning objective and the proposed development would therefore contravene materially the zoning objective "to protect, provide for and/or improve local centre facilities.

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

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

Decision Order Number 2042	Date of Decision 07/09/2000
Register Reference S00A/0416	Date: 19/06/00

Applicant Development Collaiste Cois Life,  
Da seomraí rangana.

Location Collaiste Cois Life, Gleann an Ghrifin, Lana Esker,  
Leamhcan.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 19/06/00 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1993, the following ADDITIONAL INFORMATION must be submitted in quadruplicate:

- 1 The applicant is requested to clarify the site's location. In this regard, the applicant shall note that the submitted site plan shows the site's location as "Bothar Griffen", whereas the site location map shows it as Esker Lane.
- 2 The applicant is requested to submit revised drawings which clearly indicate the scale and extent of the proposed development, as follows:
  - (a) A revised site plan which distinguishes in colour between the existing structure on site and the proposed development. It should be noted that the submitted site plan is ambiguous in terms of whether or not the proposed development is an extension to the existing building or a separate structure.
  - (b) A full set of elevations which clearly illustrate the scale of the development. In this regard, it should be noted that the submitted elevations are ambiguous in terms of whether or not the proposed development is flat-roofed. If the proposed development is an extension to the existing

P. M. Ging, Architect,  
"Laureston",  
Monastery Road,  
Clondalkin,  
Dublin 22.

**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

REG REF. S00A/0416

structure, elevations of the existing in relation to  
the proposed are also required.

- 3 The applicant is requested to submit details of proposed external finishes.
- 4 In relation to both foul and surface water drainage, the applicant is requested to submit full drainage details up to and including the connection to the public sewers. Environmental Services Department require the complete separation of foul and surface water drainage.
- 5 Clarification is required in relation to the location of the new palisade fence erected along the south boundary which appears not to have been set out in accordance with planning permission (S99A/0098, drg. no. A1/01A). The fence as erected appears to be 1.8m closer to Balgaddy Road at the eastern extremity and 1.6m closer at the western extremity.

Signed on behalf of South Dublin County Council

  
.....  
for Senior Administrative Officer

07/09/00