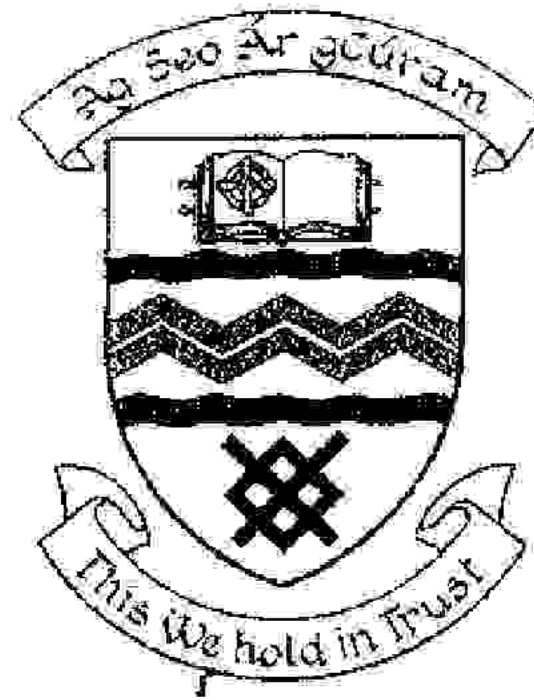


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0356
1. Location	16 Fonthill Industrial Park, Fonthill Road North, Dublin 22.	
2. Development	Erection of a three storey office building with associated car parking (89 spaces) and access road .	
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 2.
4. Submitted by	Name: Peter Stevens Architects, Address: 93a Sandymount Road, Sandymount,	
5. Applicant	Name: L. Lynch & Co. Ltd., Address: 16 Fonthill Industrial Park, Fonthill Road North, Clondalkin, Dublin 22.	
6. Decision	O.C.M. No. 1680 Date 27/07/2000	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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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

Decision Order Number 1680	Date of Decision 27/07/2000
Register Reference S00A/0356	Date 26/05/00

Applicant L. Lynch & Co. Ltd.,
Development Erection of a three storey office building with associated car parking (89 spaces) and access road .
Location 16 Fonthill Industrial Park, Fonthill Road North, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including 07/08/2000

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

27/07/00

Peter Stevens Architects,
93a Sandymount Road,
Sandymount,
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S00A/0356

Reasons

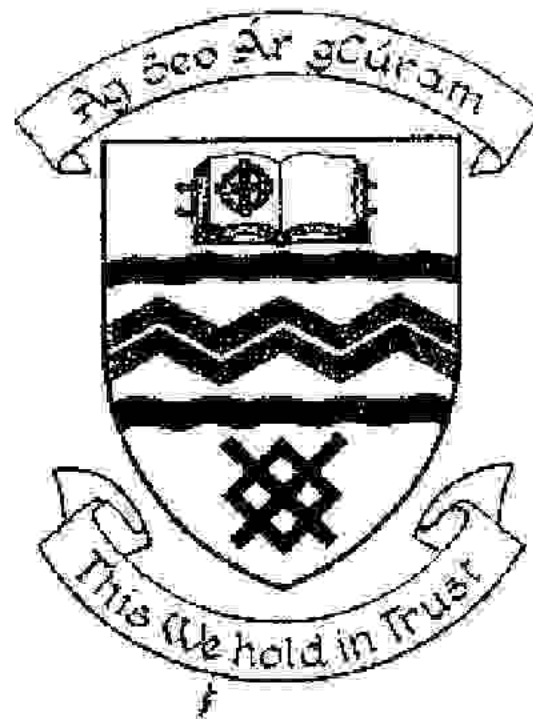
- 1 The site is located in an area zoned in the County Development Plan with the objective, "to provide for industrial and related uses". Having regard to the site's location which is relatively close to important strategic roads, including the National Road Network; the relative remoteness of the site from strategic public transportation corridors and the consequent reliance of the proposed development on car-based commuting; the proposed development would materially contravene this zoning objective and would be contrary to the proper planning and development of the area.
- 2 The granting of planning permission would establish an undesirable precedent for further autonomous office developments within Fonthill Industrial Park. This would result in the generation of additional peak time traffic on an already congested road network and would undermine the strategic function of nearby National Roads. The proposed development would therefore be contrary to the proper planning and development of the area.
- 3 Under planning permission granted under S96A/0741, an 8m wide landscaped area is reserved along the site's western boundary. The proposed development, which involves replacing this area with an access road, would contravene materially conditions 1 and 5 attached to this existing permission for development.
- 4 The proposed development of a 12m high office building, which is considered excessive in the context of surrounding developments in the Industrial Park and which is in close proximity to an approved residential development, would, by virtue of the building's overbearing scale, proximity to approved residences and the likelihood of overlooking of the approved residences, seriously injure the amenities and depreciate the value of property in the vicinity.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0356	
1. Location	16 Fonthill Industrial Park, Fonthill Road North, Dublin 22.		
2. Development	Erection of a three storey office building with associated car parking (89 spaces) and access road .		
3. Date of Application	26/05/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Peter Stevens Architects, Address: 93a Sandymount Road, Sandymount,		
5. Applicant	Name: L. Lynch & Co. Ltd., Address: 16 Fonthill Industrial Park, Fonthill Road North, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1680 Date 27/07/2000	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.	

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

Decision Order Number 1665	Date of Decision 25/07/2000
Register Reference S00A/0356	Date 26/05/00

Applicant L. Lynch & Co. Ltd.,
App. Type Permission
Development Erection of a three storey office building with associated
car parking (89 spaces) and access road .

Location 16 Fonthill Industrial Park, Fonthill Road North, Dublin
22.

Dear Sir / Madam,

In accordance with Section 26 (4a) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the period for considering this application has been extended, up to and including 07/08/2000

Yours faithfully

.....*msf*..... 27/07/00
for SENIOR ADMINISTRATIVE OFFICER

Peter Stevens Architects,
93a Sandymount Road,
Sandymount,
Dublin 4.