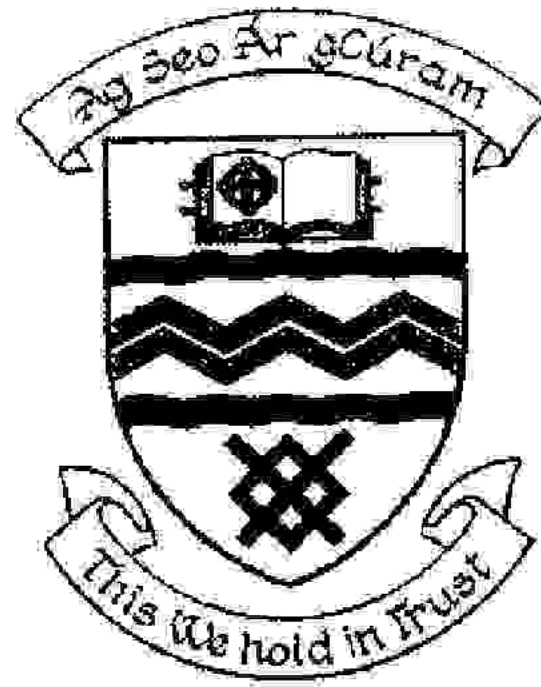


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0151	
1. Location	Killeen Road/Naas Road, Dublin 12. (Harry Ramsdens site).		
2. Development	Construction of a four storey commercial development, consisting of motor sales outlet on the ground floor and office use at upper floor levels with a total gross floor area of 3,708 sq. metres approx. A total of 108 no. 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 approx.		
3. Date of Application	13/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/05/2000 2.	1. 07/06/2000 2.
4. Submitted by	Name: K.M.D. Architecture, Address: 4 Princes Street South, City Quay,		
5. Applicant	Name: C.F.I. Property Management Ltd., Address: C.F.I. House, Clonskeagh Square, Dublin 14.		
6. Decision	O.C.M. No. 1749  Date 03/08/2000	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**



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

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION**  
**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1749	Date of Decision 03/08/2000
Register Reference S00A/0151	Date 13/03/00

**Applicant** C.F.I. Property Management Ltd.,

**Development** 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 sq. metres approx. A total of 108 no. 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 approx.

**Location** Killeen Road/Naas Road, Dublin 12. (Harry Ramsdens site).

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 10/05/2000 /07/06/2000

**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.

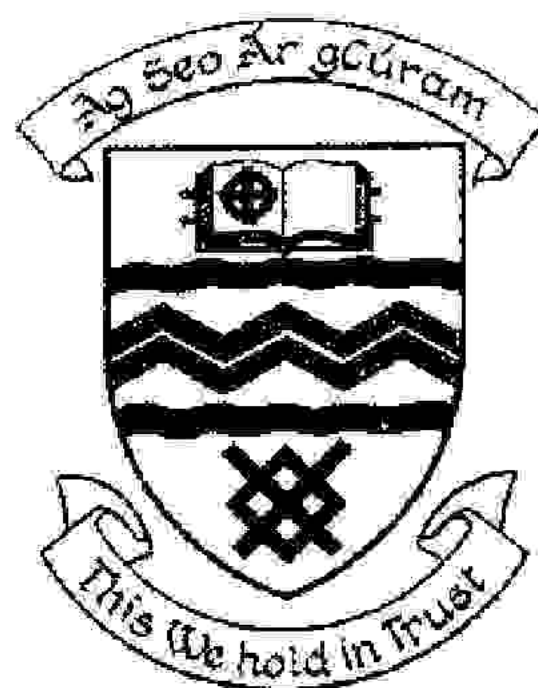
K.M.D. Architecture,  
4 Princes Street South,  
City Quay,  
Dublin 2.



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REG REF. S00A/0151

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

03/08/00

Reasons

- 1 Having regard to the absence of adequate car parking within the proposed development it is considered that the proposal would result in the over development of the site and would lead to on street car parking and would thereby endanger public safety by reason of a traffic hazard and obstruction of road users. It is therefore considered that the proposed development is not consistent with the proper planning and development of the area.
- 2 The site is located in an area zoned E in the South Dublin County Development Plan, 1998 which is to provide for Industrial and related uses. Having regard to the nature of the use of the building for offices which are open for consideration under the zoning objective and the location of this development, it is considered that this development would materially contravene the zoning objective for the area and would be contrary to the proper planning and development of the area. The proposed development would lead to a significant increase in traffic movements in peak hour traffic on the surrounding road junctions.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S00A/0151	
1. Location	Killeen Road/Naas Road, Dublin 12. (Harry Ramsdens site).		
2. Development	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 sq. metres approx. A total of 108 no. 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 approx.		
3. Date of Application	13/03/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 10/05/2000 2.	1. 2.
4. Submitted by	Name: K.M.D. Architechture, Address: 4 Princes Street South, City Quay,		
5. Applicant	Name: C.F.I. Property Management Ltd., Address: C.F.I. House, Clonskeagh Square, Dublin 14.		
6. Decision	O.C.M. No. 0991  Date 10/05/2000	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			

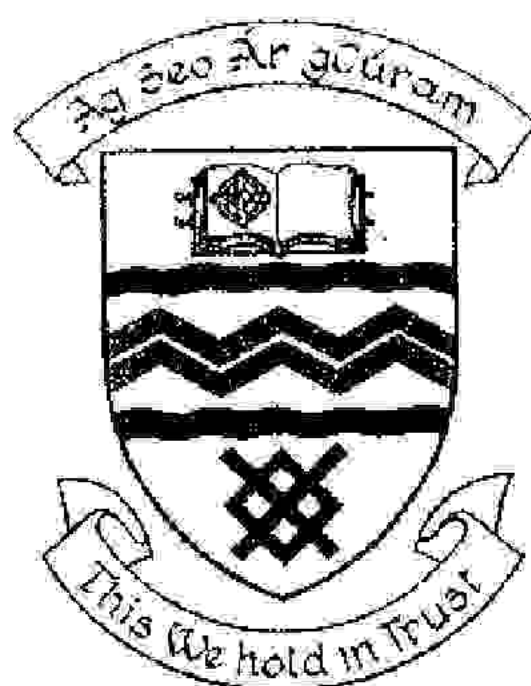
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14.	..... Registrar	..... Date	..... Receipt No.



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

Decision Order Number 0991	Date of Decision 10/05/2000
Register Reference S00A/0151	Date: 13/03/00

**Applicant  
Development**

C.F.I. Property Management Ltd.,  
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 sq. metres approx. A total of 108 no. 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 approx.

**Location**

Killeen Road/Naas Road, Dublin 12. (Harry Ramsdens site).

**App. Type**

Permission

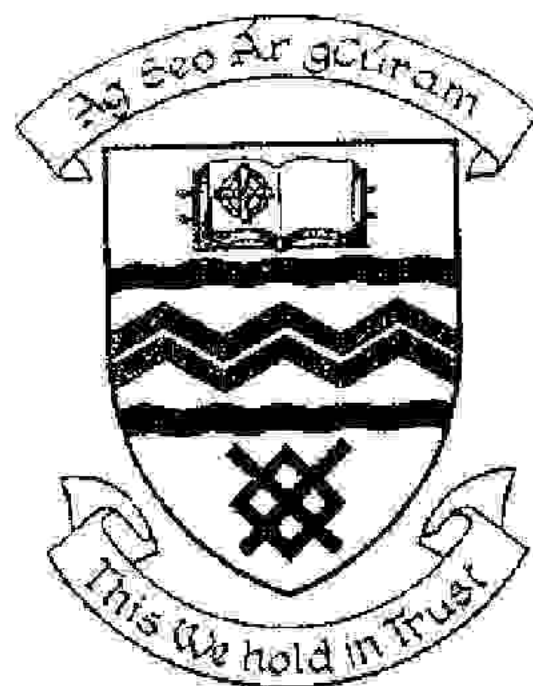
Dear Sir/Madam,

With reference to your planning application, received on 13/03/00 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 shall submit a detailed landscape plan and  
proposed boundary treatment to the site.
- 2 The applicant is advised that the car parking provision for  
the proposed development falls short of that required by  
South Dublin County Council. The applicant is advised that  
South Dublin County Council require the provision of 149 car  
parking spaces and the applicant is only showing 108 which  
is a shortfall of 41 spaces. The applicant shall show how  
he intends to comply with the above.

K.M.D. Architecture,  
4 Princes Street South,  
City Quay,  
Dublin 2.

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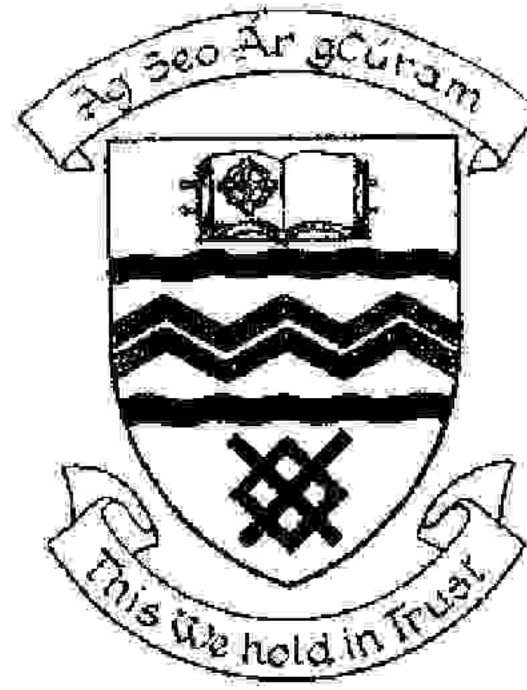
- 3 The applicant is advised that as a consequence of the Light Rail Implementation on the Naas Road, there will be amendments to the footpath and carriageway on the north side of the Naas Road in the vicinity of the proposed development. The applicant is advised to contact the Light Rail Project Office for further information (Phone No. 7032029).
- 4 The applicant is advised that in the South Dublin County Council Development Plan, 1998, office based industry is permitted in principle under the zoning objective E whereas offices are open for consideration. The applicant shall specify the specific nature of the office development proposed for this site.
- 5 The applicant is advised to ensure full and complete separation of foul and surface water systems.
- 6 The applicant is advised that no building is permitted within 5m of public sewer or sewer with potential to be taken in charge.
- 7 The applicant indicates on Drawing No. 99080-011 the construction of a new manhole on the 750mm diameter foul sewer. The indicated location of 750mm diameter foul sewer is not in agreement with Council records and construction of new manhole on 750mm diameter foul sewer is possibly not required. The applicant shall submit and agree details of proposed drainage, including pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 8 The applicant indicates on Drawing No. 99080-011 that discharge is to an existing 300mm diameter surface water drain via an existing petrol interceptor. The applicant shall submit details of proposed and existing drainage, including petrol interceptor, pipe sizes, gradients, cover and invert levels, up to and including connection to public sewer.
- 9 The applicant shall submit a watermain layout drawing. Drawing to indicate proposed watermain sizes, valve, meter and hydrant layout, proposed points of connections to



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existing watermains. Layout shall be in accordance with  
Part B of 1997 Building Regulations.

- 10 The applicant is advised that he may need to install  
balancing tanks and booster pumps on rising main to the top  
storeys of proposed development.
- 11 The applicant is advised that no building to lie within 5m  
of watermains less than 225mm diameter and within 8m of  
watermains greater than 225mm diameter.

Signed on behalf of South Dublin County Council

*LAH*  
.....  
for Senior Administrative Officer

10/05/00