

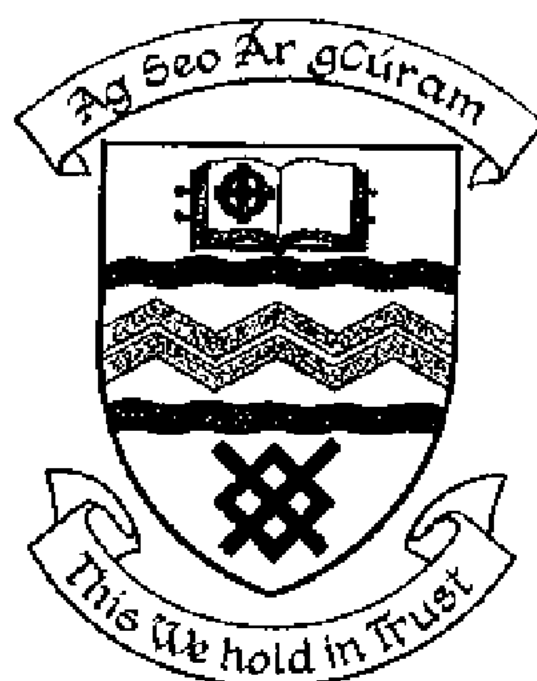
	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0960	
1. Location	T.J. O'Mahony & Sons Ltd., Ballymount Road, Dublin 24.		
2. Development	Demolish all existing buildings, ancillary structures and plant and construct the following: (A) a Business Technology Centre comprising 7,530m ² of office based industry in one or more units on three floors with recessed penthouse level. (B) a Retail Warehouse in two units of 3,393m ² each, with 917m ² ancillary offices at upper floor level. (C) a Warehouse of 2,312m ² . Also the provision of semi basement parking under all buildings with 371 no. car spaces and surface parking with 244 no. car spaces, all external site roadways and paths, landscaping and new main vehicular entrance on Old Ballymount Road cul-de-sac section, sprinkler tank, heavy vehicular hardstanding and loading bays, new boundary railings to match height of existing, and all site development drainage, signage and ancillary works on existing site.		
3. Date of Application	24/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/02/2000 2.	1. 16/05/2000 2.
4. Submitted by	Name: Oliver Carty & Associates, Address: 132 Lower Georges Street, Dun Laoghaire,		
5. Applicant	Name: Thomas, Donal & Edward O'Mahony, Address: T.J. O'Mahony & Sons Ltd., Ballymount Road, Dublin 24.		
6. Decision	O.C.M. No. 1535 Date 13/07/2000	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

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REG REF. S99A/0960

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

..... *MF*
for SENIOR ADMINISTRATIVE OFFICER

13/07/00

Reasons

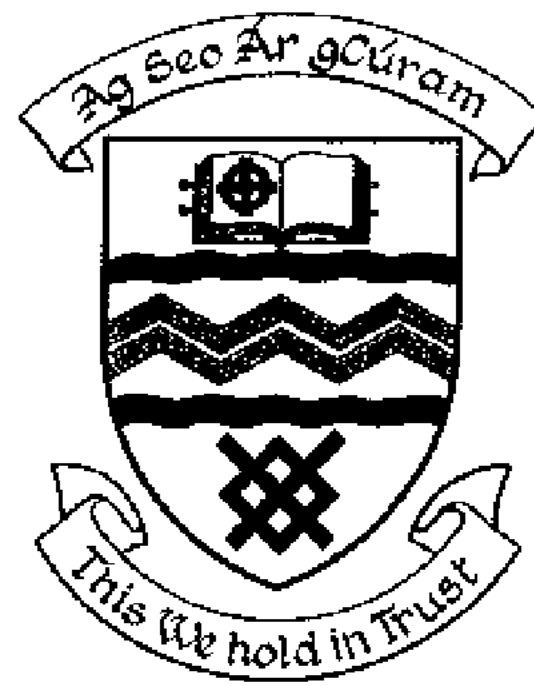
- 1 The proposed development, by reason of its nature and extent, would be an intensification of use that would constitute overdevelopment of the application site and would, if permitted, be an unacceptable development precedent, which, if taken together with current and future development proposals, would prejudice the development of sustainable land use and transportation patterns in the vicinity and is therefore contrary to the proper planning and development of the area.
- 2 The proposed development does not comply with the South Dublin County Development Plan 1998 car parking standards and by reason of excessive site coverage, over reliance on underground car parking, inadequate landscaping, poor segregation between minimum width access aisles, manoeuvring areas, parking spaces, underground access ramps, public loading areas and service space, is contrary to the County Development Plan and would lead to a haphazard and undesirable site circulation layout which would endanger public safety by reason of traffic hazard.
- 3 The proposed development would generate traffic which would lead to congestion that would interfere with the free-flow

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5. Applicant	Name: Thomas, Donal & Edward O'Mahony, Address: T.J. O'Mahony & Sons Ltd., Ballymount Road, Dublin 24.					
6. Decision	O.C.M. No. 0394 Date 23/02/2000	Effect FI REQUEST ADDITIONAL INFORMATION				
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION				
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0394	Date of Decision 23/02/2000
Register Reference S99A/0960	Date: 24/12/99

**Applicant
Development**

Thomas, Donal & Edward O'Mahony,
Demolish all existing buildings, ancillary structures and plant and construct the following: (A) a Business Technology Centre comprising 7,530m² of office based industry in one or more units on three floors with recessed penthouse level. (B) a Retail Warehouse in two units of 3,393m² each, with 917m² ancillary offices at upper floor level. (C) a Warehouse of 2,312m². Also the provision of semi basement parking under all buildings with 371 no. car spaces and surface parking with 244 no. car spaces, all external site roadways and paths, landscaping and new main vehicular entrance on Old Ballymount Road cul-de-sac section, sprinkler tank, heavy vehicular hardstanding and loading bays, new boundary railings to match height of existing, and all site development drainage, signage and ancillary works on existing site.

Location T.J. O'Mahony & Sons Ltd., Ballymount Road, Dublin 24.

App. Type Permission

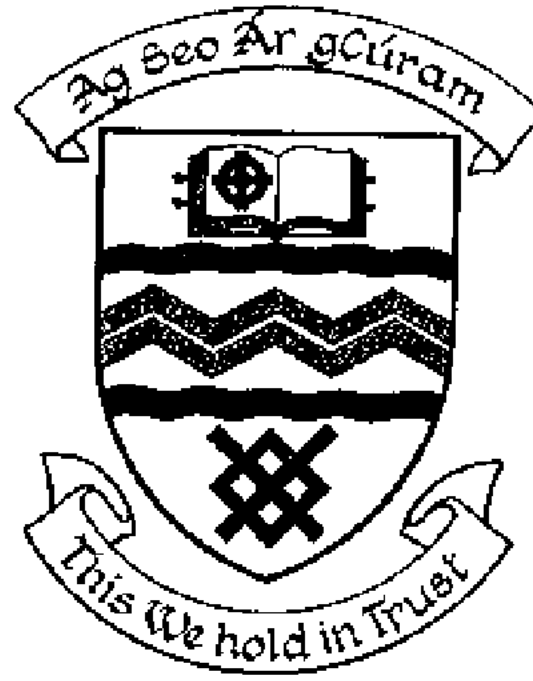
Dear Sir/Madam,

With reference to your planning application, received on 24/12/99 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 Planning Authority notes that there is a planning permission for an extension to an adjoining industrial premises, Registration Reference S99A/0116, which appears to overlap with the current application site. The applicant is requested to clarify whether this is so and whether it is intended to implement this existing permission.

Oliver Carty & Associates,
132 Lower Georges Street,
Dun Laoghaire,
Co. Dublin.

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2 The applicant is requested to submit a full retail impact assessment in accordance with Annexe 4 of the Draft Consultation Retail Planning Guidelines highlighting the following deficiencies of the submitted retail impact assessment in particular:-

- (i) The catchment area is not spatially defined. In particular, a drivetime isochrone map detailing all existing comparison retail centres and outlets within both the peak and off-peak catchments should be submitted.
- (ii) The submitted assessment suggests that the proposed development will only compete with other retail warehouse developments. All existing comparison shopping outlets within the catchment should be identified.
- (iii) The submitted statement fails to properly consider other planned developments, such as the proposed Nangor Road development, Clondalkin, and proposed extension to the Liffey Valley Centre.
- (iv) The applicant has not estimated the turnover of existing centres within the catchment.
- (v) The turnover figures estimated for the proposed development exclude VAT which should be included.
- (vi) The submitted turnover figures appear low, particularly in relation to electrical goods.
- (vii) The applicant has made no assessment of trade diversion from existing or planned centres because it is assumed that the subject proposal will be served by expenditure growth only.

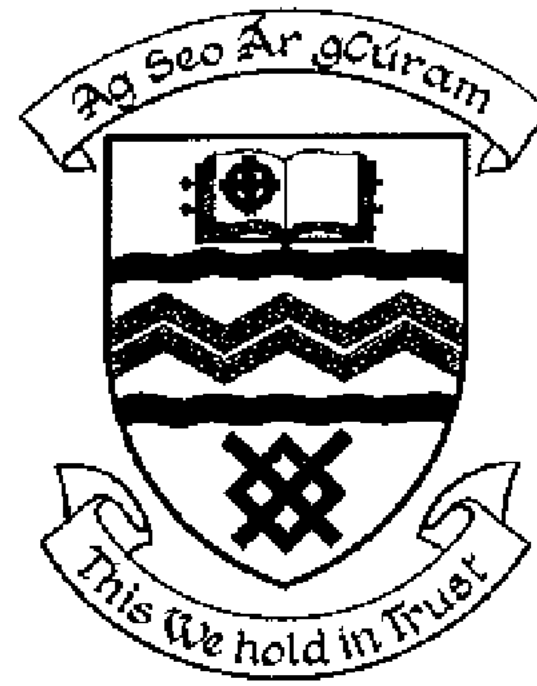
3 The applicant is requested to respond to the following points which are relevant to this application:-

- (i) This is a non-town centre site, yet more than half the proposed car parking is underground.
- (ii) Retail warehousing has been permitted outside established retail centres due to the bulky nature of goods sold and requirement for easy access by car, yet the proposed retail development is largely served by underground car parking.
- (iii) Service access to the proposed retail development occupies much of the road frontage of the retail building, which is unusual.

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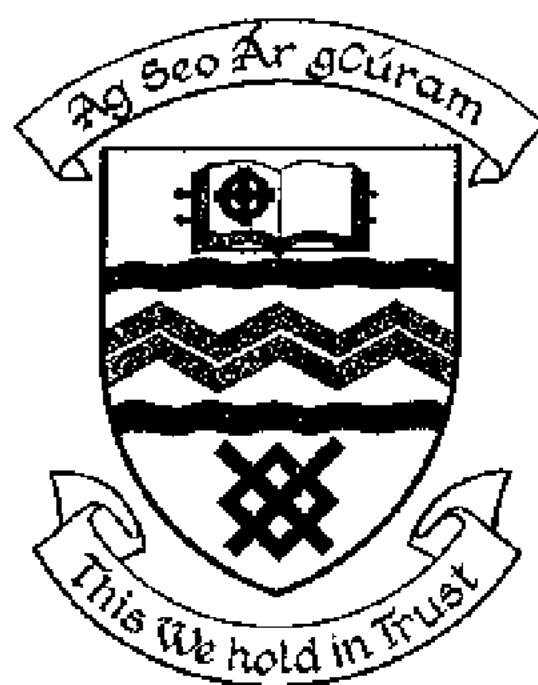
- (iv) The proposed non-retail warehouse immediately adjoins the proposed retail development and the potential to convert the building for retail use (with or without planning permission) must be considered at this stage.

- 4 In view of the points raised in (3) above the applicant is requested to submit revised plans indicating a significant majority of car parking to serve the proposed retail development overground and the provision of an adequate segregated service area through the deletion of the proposed non retail warehouse unit 'C'.
- 5 The applicant is requested to submit revised plans indicating provision of a footpath from the entrance of the site to Ballymount Cross plus removal of part of the heaped soil outside the site boundary to provide adequate sight lines.
- 6 As regards foul drainage the applicant is requested to:-
- (i) Submit details describing changes in foul sewage arisings for the site of redevelopment.
- (ii) Investigate the existing foul sewage system to determine if there is sufficient capacity for the change in foul sewage arisings for the proposed development and submit details of findings.
- 7 As regards water supply the applicant is requested to comply with the following:-
- (i) A 30" Dublin Corporation watermain traverses the area of redevelopment. The applicant is requested to submit written confirmation from Dublin Corporation approving the proposed development in relation to their watermain.
- (ii) Spurs shall not end with duck foot hydrants. Spurs shall be looped back into themselves or where there is another main within the reasonable distance, they should be connected there. The applicant is requested to submit an amended watermain layout.
- (iii) No part of the building shall be more than 46m from a fire hydrant.

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- 8 The applicant is requested to confirm that the retail warehouse element of the proposal would only be for the sale of bulky household goods including carpets, furniture and "white" electrical goods and DIY items and would not be for the sale of food or clothing goods.

Signed on behalf of South Dublin County Council

LA
.....
for Senior Administrative Officer

23/02/00