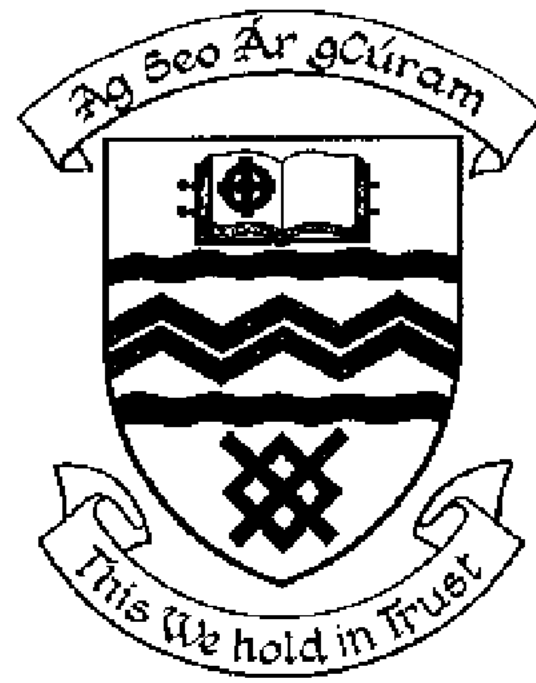


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0918	
1. Location	Unit 3, Western Business Park, Naas Road, Dublin 12.		
2. Development	Retention of change of use of ground floor storage to extended office and new workshop, also new mezzanine floor incorporating office and storage area.		
3. Date of Application	15/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/02/2000 2.	1. 2.
4. Submitted by	Name: Christophe Dunne, Address: 10c Wicklow Heights, Wicklow.		
5. Applicant	Name: Mr. Peter Lyons, Address: 28 Wood Quay, Galway.		
6. Decision	O.C.M. No. 0279 Date 11/02/2000	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.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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



**PLANNING
DEPARTMENT**
P.O. Box 4122,
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 0279	Date of Decision 11/02/2000 <i>by</i>
Register Reference S99A/0918	Date: 15/12/99

Applicant Mr. Peter Lyons,
Development Retention of change of use of ground floor storage to
extended office and new workshop, also new mezzanine floor
incorporating office and storage area.

Location Unit 3, Western Business Park, Naas Road, Dublin 12.

App. Type Permission

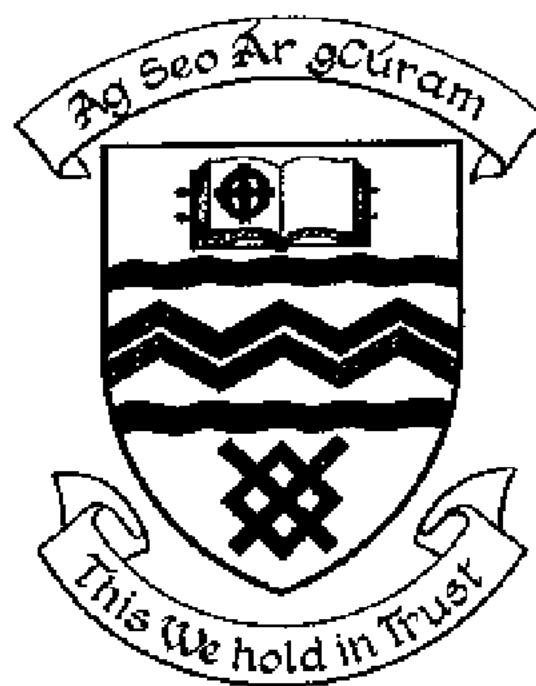
Dear Sir/Madam,

With reference to your planning application, received on 15/12/99 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 It is the opinion of the Planning Authority that the high proportion of offices proposed as part of the current application, is excessive, having regard to the overall use of the units in Oak Court as warehouse/light industrial units. The applicant shall clarify the exact nature of the use of Unit 3 which requires such a high proportion of office space, as indicated on the submitted drawings.
- 2 The applicant shall address the fact that the extra parking requirement for this development, which is 8 no. car spaces, needs to be provided for in the vicinity of Unit 3. The original development at Oak Court was for 6 no. warehouse/light industrial units. As the applicant proposes to retain a change of use of one of these units for an office/industrial use, the car parking requirements as set out in the South Dublin County Development Plan 1998 need to be satisfied. Therefore, the applicant shall submit proposals for the inclusion of 8 no. car spaces with this application.

Christophe Dunne,
10c Wicklow Heights,
Wicklow.

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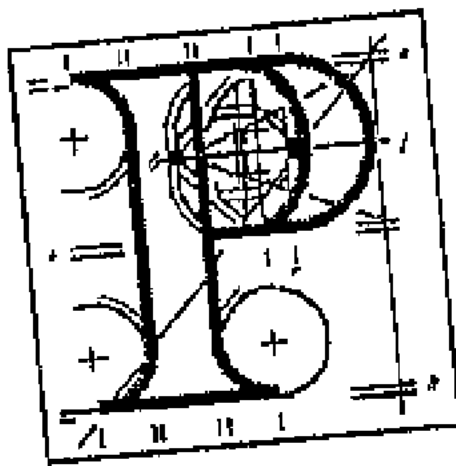
Signed on behalf of South Dublin County Council

.....
for Senior Administrative Officer

11/02/00

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0918	
1. Location	Unit 3, Western Business Park, Naas Road, Dublin 12.		
2. Development	Retention of change of use of ground floor storage to extended office and new workshop, also new mezzanine floor incorporating office and storage area.		
3. Date of Application	15/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 11/02/2000 2.	1. 16/03/2000 2.
4. Submitted by	Name: Christophe Dunne, Address: 10c Wicklow Heights, Wicklow.		
5. Applicant	Name: Mr. Peter Lyons, Address: 28 Wood Quay, Galway.		
6. Decision	O.C.M. No. 1042 Date 12/05/2000	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	06/06/2000	Written Representations	
9. Appeal Decision	03/10/2000	Grant 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: S99A/0918

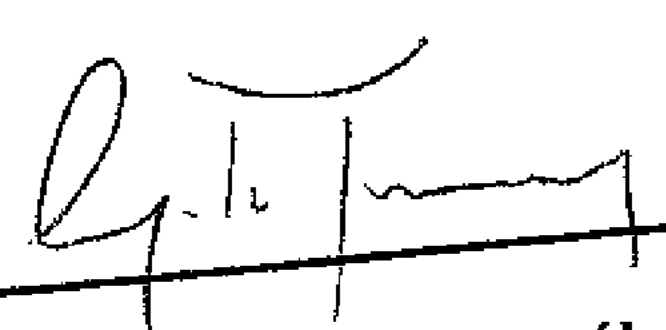
APPEAL by Peter Lyons care of Christopher Dunne of 10c Wicklow Heights, Wicklow Town, County Wicklow against the decision made on the 12th day of May, 2000 by the Council of the County of South Dublin to grant subject to conditions a permission for the retention of change of use of ground floor storage to extended office and new workshop, also new mezzanine floor incorporating office and storage area at Unit 3, Western Business Park, Naas Road, Dublin in accordance with plans and particulars lodged with the said Council:

WHEREAS the said appeal relates only to conditions numbers 5 and 6 subject to which the decision was made:

AND WHEREAS the Board is satisfied, having regard to the nature of the said conditions, that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by subsection (1) of section 15 of the Local Government (Planning and Development) Act, 1992, hereby directs the said Council to attach the said conditions numbers 5 and 6 and the reasons therefor.



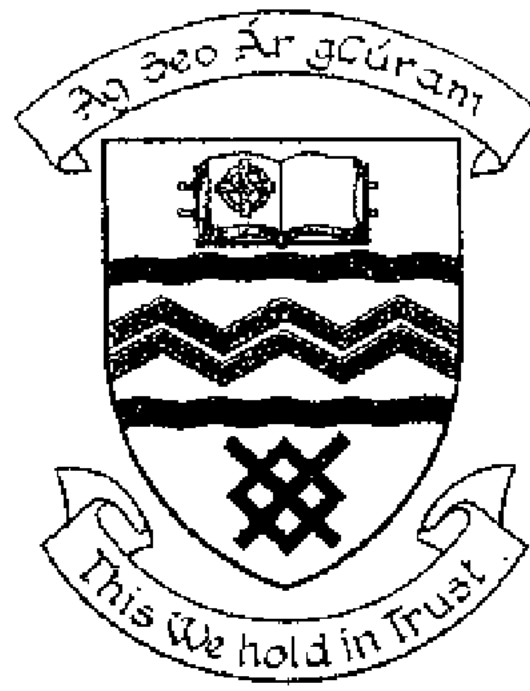

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 3rd day of October. 2000.

SOUTH DUBLIN COUNTY COUNCIL
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NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 1042	Date of Decision 12/05/2000
Register Reference S99A/0918	Date: 15/12/99

Applicant Mr. Peter Lyons,

Development Retention of change of use of ground floor storage to
extended office and new workshop, also new mezzanine floor
incorporating office and storage area.

Location Unit 3, Western Business Park, Naas Road, Dublin 12.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 11/02/2000 /16/03/2000

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 GRANT PERMISSION in respect of the above proposal.

Subject to the conditions (6) on the attached Numbered Pages.
Signed on behalf of the South Dublin County Council.

..... 12/05/00
for SENIOR ADMINISTRATIVE OFFICER

Christophe Dunne,
10c Wicklow Heights,
Wicklow.

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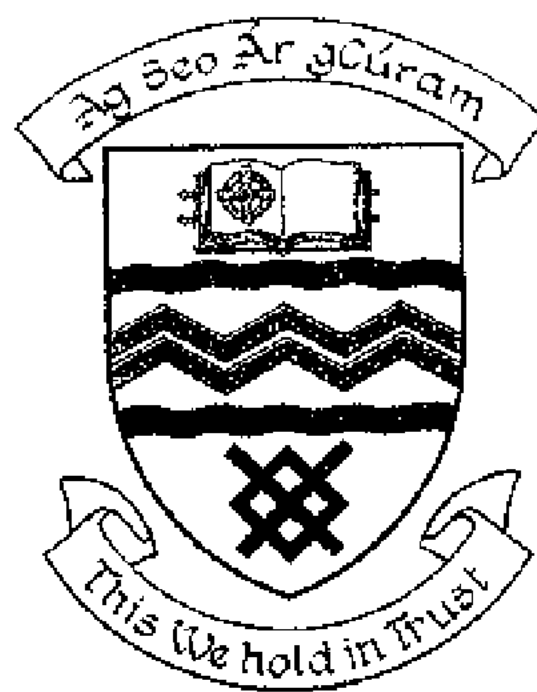
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application as amended by Additional Information received by the Planning Authority on 16/03/00, save as may be required by the other conditions attached hereto.
REASON:
To ensure that the development shall be in accordance with the permission and that effective control be maintained.
- 2 The four additional parking spaces provided for Unit 3 and as indicated on Drawing No. PL/01/02 submitted with this application on 16/03/00 shall be clearly marked out and made available at all times for parking.
REASON:
In the interest of the proper planning and development of the area.
- 3 The office content of the unit shall remain ancillary to the main use of the premises as a warehouse/light industrial use as granted planning permission under Reg. Ref. S96A/0203. No additional office space shall be permitted within Unit 3 and no areas of ancillary office space shall be sub-let to separate tenants.
REASON:
To prevent unauthorised use on the premises.
- 4 That no advertising sign or structure be erected except those which are exempted development, without prior approval of Planning Authority or An Bord Pleanála on appeal.
REASON:
In the interest of the proper planning and development of the area.
- 5 That a financial contribution in the sum of £1,404 (one thousand four hundred and four pounds) EUR 1,783 (one thousand seven hundred and eighty three euros) be paid by the proposer to South Dublin County Council towards the cost of provision of public services in the area of the proposed development and which facilitate this development; this

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contribution to be paid on receipt of final grant of
permission.

REASON:

The provision of such services in the area by the Council
will facilitate the proposed development. It is considered
reasonable that the developer should contribute towards the
cost of providing the services.

- 6 That a financial contribution in the sum of money equivalent
to the value of £3,654 (three thousand six hundred and fifty
four pounds) EUR 4,639 (four thousand six hundred and thirty
nine euros) towards the cost of roads improvements and
traffic management in the area of the proposed development
and which facilitate this development; this contribution to
be paid on receipt of final grant of permission.

REASON:

It is considered reasonable that the developer should
contribute towards the expenditure that was incurred and/or
that is proposed to be incurred by the Council on road
improvement works and traffic management schemes
facilitating the proposed development.