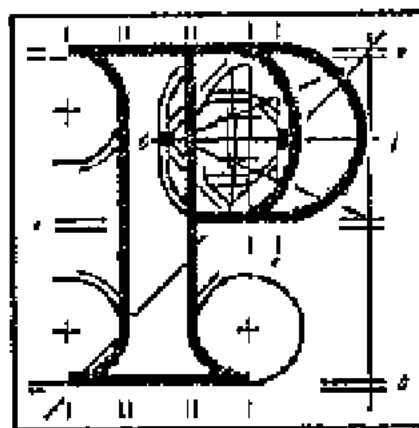


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0913	
1. Location	A & G Technology Ltd., Unit B7, Riverview Business Park, New Nangor Road, Dublin 12		
2. Development	Retention of (a) Change of use of part exisisting light industrial warehouse space to office use: 112 sq. m., (b) Additional 112 sq.m. of mezzaine/first floor area of office content, (c) Four windows to the side elevation, and (d) Fascia Advertising Signage to the front elevation of 3 sq.m.		
3. Date of Application	20/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Alan Roughneen & George McCormack, Address: A & G Technology Ltd.,Unit B7, Riverview Business Park,		
5. Applicant	Name: Alan Roughneen & George McCormack, Address: A & G Technology Ltd.,Unit B7, Riverview Business Park, New Nangor Road, Dublin 12		
6. Decision	O.C.M. No. 0326 Date 17/02/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	16/03/2000	Written Representations	
9. Appeal Decision	18/09/2000	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.
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An Bord Pleanála



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

County South Dublin

Planning Register Reference Number: S99A/0913

APPEAL by Alan Roughneen and George McCormack care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 17th day of February, 2000 by the Council of the County of South Dublin to refuse permission for development comprising retention of (a) change of use of part existing light industrial warehouse space to office use - 112 square metres; (b) additional 112 square metres of mezzanine/first floor area of office content; (c) four windows to the side elevation and (d) fascia advertising signage to the front elevation of 3 square metres at Unit B7, Riverview Business Park, New Nangor Road, 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 zoning objectives of the Development Plan for the area and to the scale, nature and uses of the proposed development, it is considered that, subject to compliance with the conditions set out in the Second Schedule, the proposed development would not conflict with the policy objectives of the Development Plan and would, therefore, be in accordance with the proper planning and development of the area.

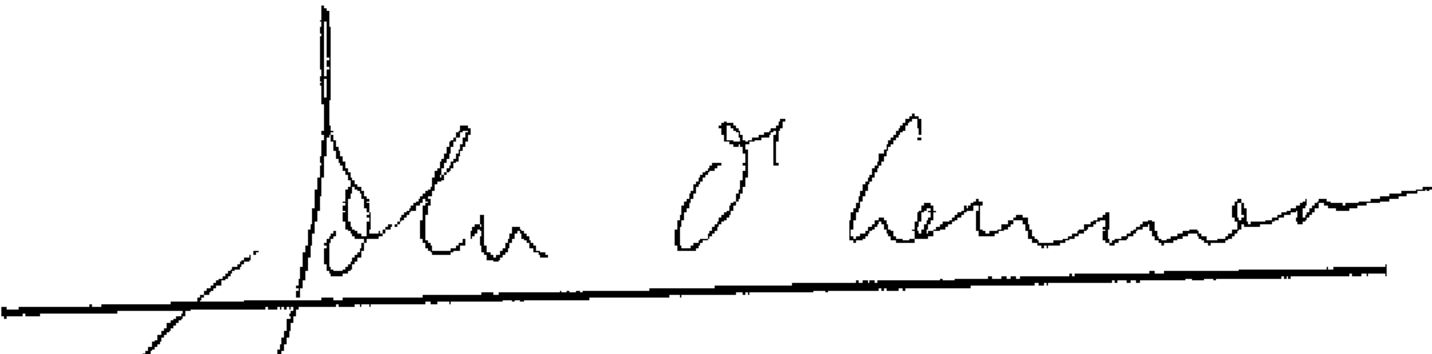
SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars lodged with the application on the 20th day of December, 1999.

Reason: In the interest of clarity.

2. The use of the premises shall be confined to the light industrial use proposed and shall contain no element of retailing.

Reason: In the interest of clarifying the nature of the use permitted.



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

Dated this 14th day of Sept. 2000.

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

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

Decision Order Number 0326	Date of Decision 17/02/2000
Register Reference S99A/0913	Date 20/12/99

Applicant Alan Roughneen & George McCormack,

Development Retention of (a) Change of use of part existing light industrial warehouse space to office use: 112 sq. m.,
(b) Additional 112 sq.m. of mezzaine/first floor area of office content, (c) Four windows to the side elevation, and
(d) Fascia Advertising Signage to the front elevation of 3 sq.m.

Location A & G Technology Ltd., Unit B7, Riverview Business Park,
New Nangor Road, Dublin 12

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.

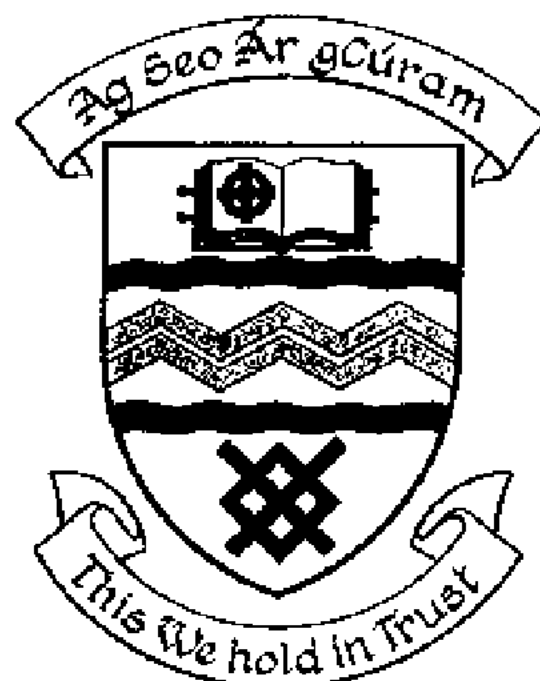
Signed on behalf of the South Dublin County Council

Alan Roughneen & George McCormack,
A & G Technology Ltd.,
Unit B7,
Riverview Business Park,
New Nangor Road,
Dublin 12.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0913

.....
for SENIOR ADMINISTRATIVE OFFICER

17/02/00

Reasons

- 1 Having regard to the absence of acceptable additional car parking provision to meet the requirements of the additional floor area, the proposed development would result in over development of the site, and would set an undesirable precedent for future developments on the site and would materially contravene a development plan objective of the 1998 South Dublin County Development Plan with regard to provision of car parking.
- 2 Having regard to the original use of the building as light industrial use, it is considered that a change of use to office related/training use would set an unacceptable precedent and would be contrary to the proper planning and development of the area.