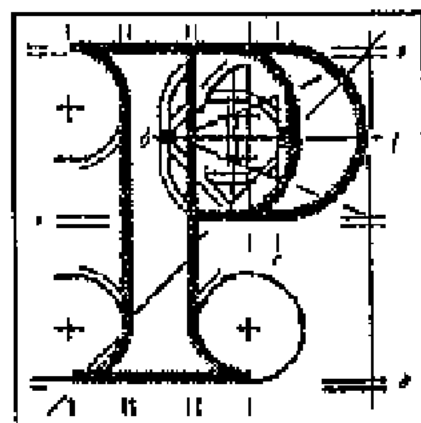


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0512	
1. Location	Unit 15, The Courtyard, Fonthill Industrial Park, Fonthill Road, Dublin 22.		
2. Development	Retention of 214 m.sq. of office space, extended at ground and first floor level, in existing production area.		
3. Date of Application	26/07/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 21/10/1999 2.	1. 06/12/1999 2.
4. Submitted by	Name: Traynor O' Toole Partnership, Address: 49 Upper Mount Street, Dublin 2.		
5. Applicant	Name: Safeguard Business Systems Ireland Ltd., Address: Unit 15, The Courtyard, Fonthill Industrial Park, Fonthill Road, Dublin 22.		
6. Decision	O.C.M. No. 0195 Date 03/02/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	01/03/2000	Written Representations	
9. Appeal Decision	28/09/2000	Refuse 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/0512

APPEAL by Safeguard Business Systems Ireland Limited care of Traynor O'Toole Partnership of 49 Upper Mount Street, Dublin against the decision made on the 3rd day of February, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the retention of 214 square metres of office space extended at ground floor and first floor level in existing production area of courtyard at Unit 15, Fonthill Industrial Park, Fonthill Road, Dublin;

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

Having regard to the lack of adequate on-site parking facilities within the overall development of which this site forms part, it is considered that the proposed retention of 214 square metres of office space in the production area of a permitted light industrial unit, by itself, and by the precedent which the grant of permission for it would set for other relevant development, would represent an undesirable intensification of office use at this location. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Rosalind Nixon

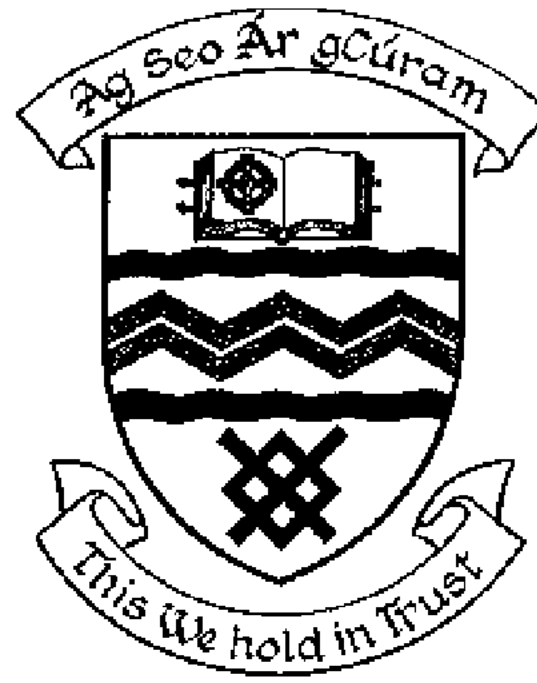
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 28th day of September 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.

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

Decision Order Number 1095 0195 <i>LA</i>	Date of Decision 03/02/2000 <i>LA</i>
Register Reference S99A/0512	Date 26/07/99

Applicant Safeguard Business Systems Ireland Ltd.,

Development Retention of 214 m.sq. of office space, extended at ground and first floor level, in existing production area.

Location Unit 15, The Courtyard, Fonthill Industrial Park, Fonthill Road, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 21/10/1999 /06/12/1999

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

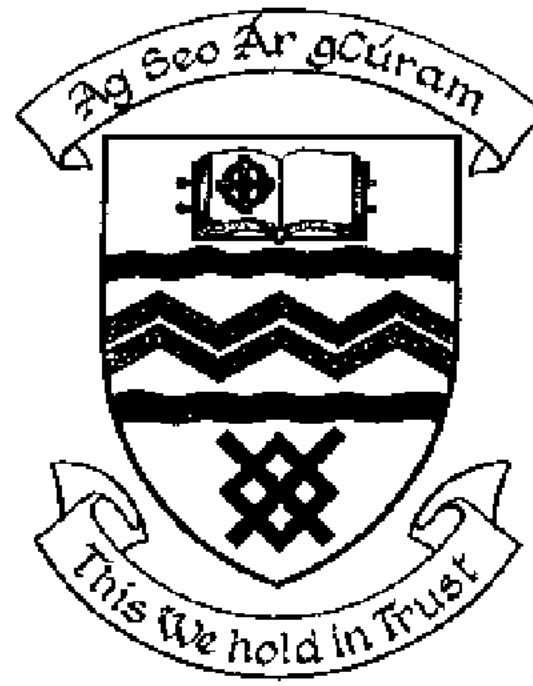
LA
..... 03/02/00
for SENIOR ADMINISTRATIVE OFFICER

Traynor O' Toole Partnership,
49 Upper Mount Street,
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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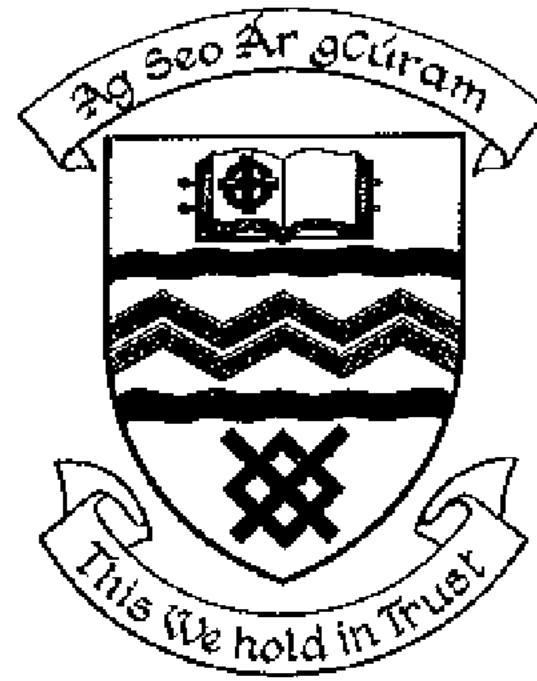
Reasons

- 1 Having regard to the zoning objective for the area 'E', "to provide for industrial and related uses" and the nature of the use proposed for retention, the proposal would materially contravene a development objective of the South Dublin County Development Plan, 1998 and would be inconsistent with the development permitted under the original parent planning permission Reg. Ref. S97A/0815. The development proposed for retention would thus be contrary to the proper planning and development of the area.
- 2 The proposed development would set an undesirable precedent for the intensification of similar office uses at this location and would thus be contrary to both the zoning objective for the area 'E', "to provide for industrial and related uses" and the proper planning and development of the area.

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

Decision Order Number 2313	Date of Decision 21/10/1999 <i>ML</i>
Register Reference S99A/0512	Date: 26/07/99

Applicant Safeguard Business Systems Ireland Ltd.,
Development Retention of 214 m.sq. of office space, extended at ground
and first floor level, in existing production area.

Location Unit 15, The Courtyard, Fonthill Industrial Park, Fonthill
Road, Dublin 22.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/07/99 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 use of the subject unit and overall use of the Fonthill Industrial Park. The applicants shall clarify the exact nature of the use of Unit 15 which requires such a high proportion of office space, as indicated on the submitted drawings.
- 2 The applicants shall clarify the planning status/history of the overall Courtyard development within which the development proposed for retention is situated, in particular the number of units located within the entire development.

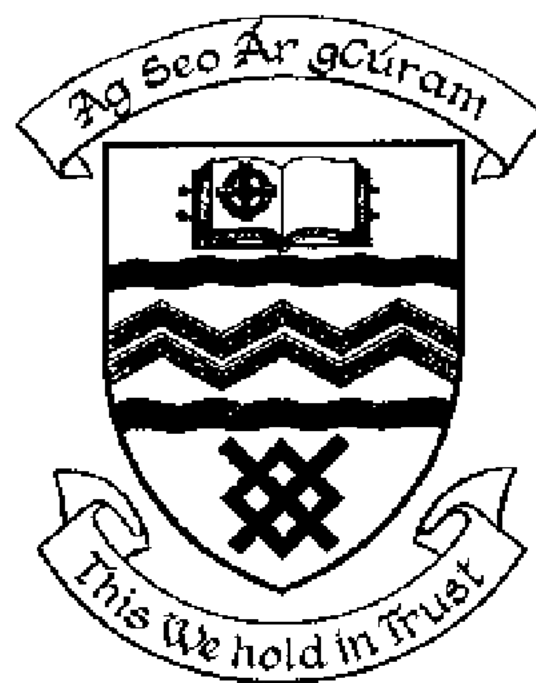
Signed on behalf of South Dublin County Council

Traynor O' Toole Partnership,
49 Upper Mount Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Lár an Bhaile, Tamhlacht,
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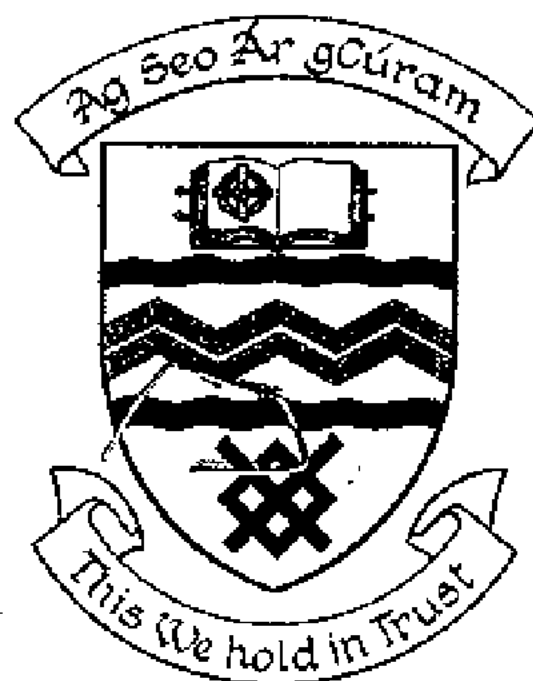
Telephone: 01-414 9000
Fax: 01-414 9104

REG REF. S99A/0512

.....
for Senior Administrative Officer

21/10/99

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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

Order Number 1782	Date of Order 19/08/1999
Register Reference S99A/0512	Date 26/07/99

Applicant Safeguard Business Systems Ireland Ltd.,

Development Retention of 214 m.sq. of office space, extended at ground and first floor level, in existing production area.

Location Unit 15, The Courtyard, Fonthill Industrial Park, Fonthill Road, Dublin 22.

Dear Sir/Madam,

An inspection carried out on 12/08/99 has shown that a site notice was not erected in respect of your planning application. Before this application can be considered, you must erect a notice on the site or structure, and submit the following to this Department:

- (a) two copies of the text of the notice
- (b) two plans showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfill the following conditions:-

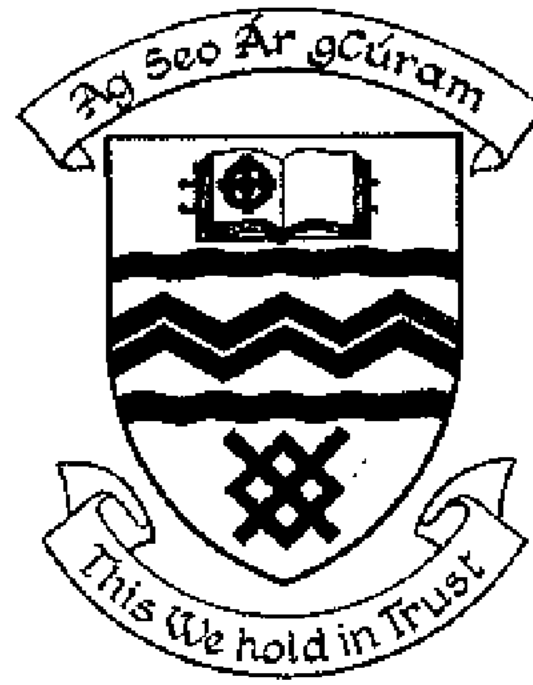
1. Must be durable material
2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
3. Must be headed "Application to Planning Authority".
4. Must state:

Traynor O' Toole Partnership,
49 Upper Mount Street,
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0512

- (a) Applicant's name
- (b) whether application is for Permission, Outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

S Mc Cormack

.....
for Senior Administrative Officer.

19/08/99