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The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

15th. October 2019

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| AN BORD PLEANÁLA | |
| LDG- | <u>020081-19</u> |
| ABP- | _____ |
| 18 OCT 2019 | |
| Fee: € | <u>220</u> |
| Type: | <u>CH?</u> |
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| By: | <u>Post</u> |

Re: Appeal against Decision Order No. PB/0467/19 - Section 5 Ref: FS5W / 11 / 19
Location: 47 Coolmine Industrial Estate, Porter's Road, Clonsilla, Dublin 15

Dear Sir or Madam,

I wish to appeal against the decision of Fingal County Council re the above on the following grounds:

1. The original building was built as two units (with two separate front entrances). As I was the first customer of the developer (JPP Property Holdings) I was given a plan by the developer and asked which unit I wanted. I asked that these two separate places be sold to me as one unit. I bought it this way complete with two entrances.
2. To change it into two separate units requires no structural changes to the outside elevations as two doors are already in situ.
3. The change just requires an internal wall between the proposed two units.
4. This change would just bring it back to the way it was originally intended.
5. The proposed change will not materially affect the external appearance of the structure and the appearance will remain consistent with the character of the structure and of neighbouring structures.
6. I currently run two businesses from this unit i.e. CASS Computer Ancillary Sales & Services Ltd. and Handor Office Supplies. The total staff working between the two businesses is 5 (down from 15+ in 2008).
7. I currently have 13 marked parking spaces outside this unit, but only 5 staff and 5 cars.
8. It is proposed that CASS Computer Ancillary Sales & Services will continue to trade from proposed Unit 47A with 3 staff and Handor Office Supplies will be taken over by the two existing staff members and they will trade from proposed Unit 47B. These will be two separate businesses' with two separate owners.

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9. Neither business will be operating as a retail outlet, (and never have done so), and there will be no increase in vehicular traffic or people due to this change in business. The same two businesses' will be operating, with the same personnel, using the same amount of cars, just from two different units. This will not give any rise to any increase in commercial activity or traffic.
10. It is necessary to make this split as the two separate businesses' will be operating independently and will be paying separate rent and rates. There is also a separation of services such as electricity, gas and water.
11. The businesses' run from the units are only one third the size they were 10 years ago and therefore this represents a huge **decrease** in commercial activity.
12. Other units in this estate have been allowed to subdivide. In fact Unit 46, next door to us, has been allowed to subdivide into several units over two floors and new doors had to be cut into the outside front elevation walls. This will not be necessary with this proposed development as the doors are already in place.
13. The subdivision of this unit consists of just an internal dividing wall between the proposed two units. This does not give any rise to increased commercial activity. Nor does this does not constitute a material change of use as there is no intensification of use of the land in question.
14. This proposed development involves only interior work. It does not alter, change or materially affect any outside elevations of the existing building. It does not render the appearance inconsistent with the character of the structure, or of neighbouring structures. Therefore I maintain that this development IS an exempted development under Section 5 (1).

Yours sincerely

Noel Hanlon



