

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0550	
1. Location	Palmerstown House, Palmerstown, Dublin 20.		
2. Development	Additional office space and retention of change of use from licensed premises to existing office space at first floor over existing licensed premises and construction of new porch and alteration to front of said premises and off-licence.		
3. Date of Application	07/08/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: John O'Neill Associates, Address: 14 Newgrove Avenue, Sandymount,		
5. Applicant	Name: Biggerstaff Services Ltd., Address: Palmerstown House, Palmerstown, Co. Dublin.		
6. Decision	O.C.M. No. 2021 Date 05/10/1998	Effect AP GRANT PERMISSION	
7. Grant	O.C.M. No. Date	Effect AP GRANT PERMISSION	
8. Appeal Lodged	04/11/1998	Written Representations	
9. Appeal Decision	28/05/1999	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 1998

County South Dublin

Planning Register Reference Number: S98A/0550

APPEAL by Biggerstaff Services Limited care of John O'Neill and Associates of 14 Newgrove Avenue, Sandymount, Dublin against the decision made on the 5th day of October, 1998 by the Council of the County of South Dublin to grant subject to conditions a permission for development comprising additional office space and retention of change of use from licensed premises to existing office space at first floor over existing licensed premises and construction of new porch and alteration to front of said premises and off-licence at Palmerstown House, Palmerstown, County Dublin in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, 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 established use of the site and the zoning provisions relating to the area, it is considered that the proposed development, subject to compliance with the conditions set out in the Second Schedule, would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and development of the area.

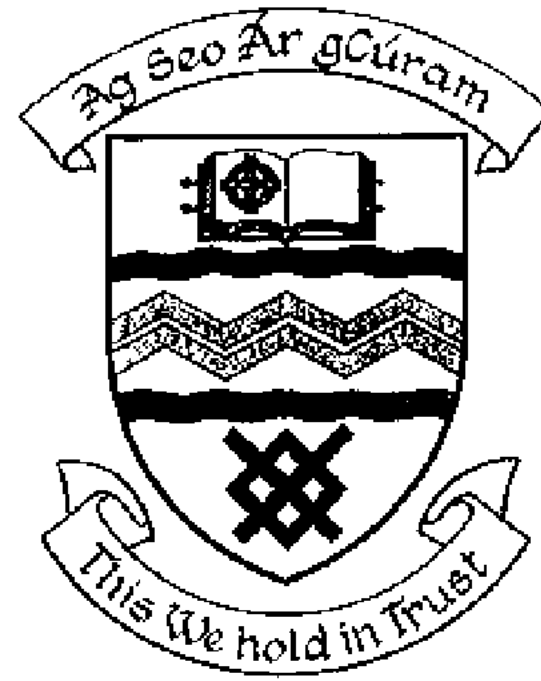
SECOND SCHEDULE

1. Details of the shopfront, all signage, materials, colours and textures of all external finishes shall be submitted to and agreed in writing by the planning authority prior to the commencement of development. The front elevation of the first floor extension hereby permitted shall match, in as far as possible, the front facade of the existing building.

Reason: In the interest of orderly development and the visual amenities of the area.

WJH

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO GRANT PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 2021	Date of Decision 05/10/98
Register Reference S98A/0550	Date 7th August 1998

Applicant Biggerstaff Services Ltd.,

Development Additional office space and retention of change of use from licensed premises to existing office space at first floor over existing licensed premises and construction of new porch and alteration to front of said premises and off-licence.

Location Palmerstown House, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

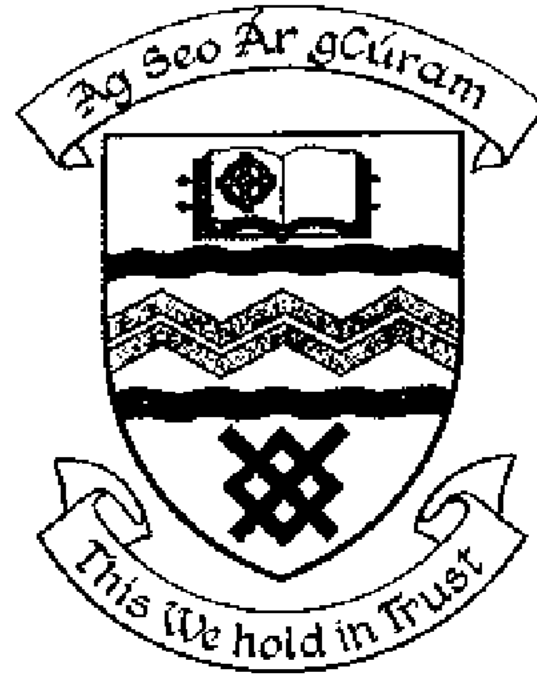
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a **DECISION TO GRANT PERMISSION** in respect of the above proposal.

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

.....*LA*..... 05/10/98
for SENIOR ADMINISTRATIVE OFFICER

John O'Neill Associates,
14 Newgrove Avenue,
Sandymount,
Dublin 4.

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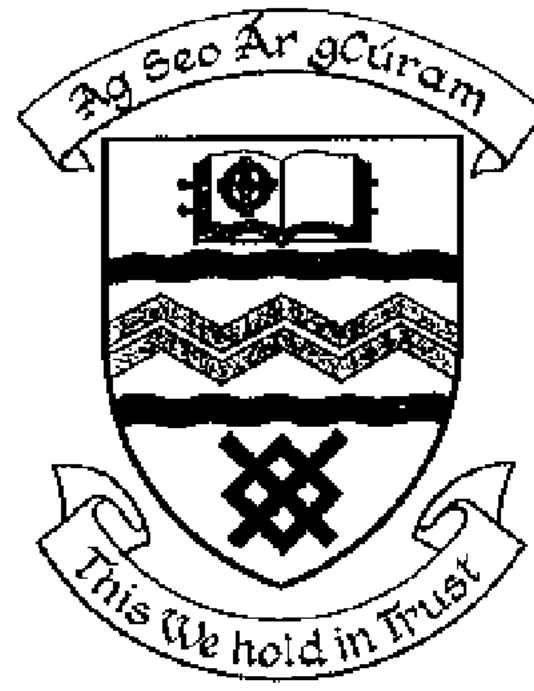
Conditions and Reasons

- 1 The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, 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 That prior to commencement of development the requirements of the Principal Environmental Health Officer be ascertained and strictly adhered to in the development.
REASON:
In the interest of health.
- 3 That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the South Dublin County Council.
REASON:
In order to comply with the Sanitary Services Acts, 1878 - 1964.
- 4 The shopfront, lighting and signage shown on the ground floor elevation drawing beneath the proposed first floor extension is excluded from the permission.
REASON:
Details have not been included in the submission or on the newspaper and site notices.
- 5 The proposed first floor extension for additional office use shall be omitted entirely from the development.
REASON:
Additional office use to that for which retention is sought

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is excessive for the area having regard to the zoning objective for the area. The lack of provision of additional off-street car parking. Accordingly this part of the development would seriously injure the amenities and depreciate the value of property in the vicinity.

- 6 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.