

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S98A/0446	
1. Location	Woodfarm Cottages site adjoining Palmerstown Shopping Centre and Units 15, 16, 17, 18, 19 and 24 first floor Palmerstown Shopping Centre, Kennelsfort Road, Dublin 20.		
2. Development	Phase one, demolition of existing single storey buildings, construction of 3 storey 28 bedroom hotel including foyer, bar, lounge, restaurant, off-licence, function rooms/ theatre, ancillary accommodation, 3 no. shop units at Woodfarm Cottages, site adjoining Palmerstown Shopping Centre.  Phase two, first floor link to shopping centre alterations and change of use from retail/office to 22 hotel bedrooms and offices at Units 15, 16, 17, 18, 19 and 24 including corridor of first floor of the Palmerstown Shopping Centre.		
3. Date of Application	01/07/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 23/07/1998  2.	1. 31/07/1998  2.
4. Submitted by	Name: Ashlin Coleman Heelan & Partners, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: Palmerstown Centre Developments Limited, Address: Unit 15, Palmerstown Shopping Centre, Kennelsfort Road, Dublin 20.		
6. Decision	O.C.M. No. 1960  Date 30/09/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	29/10/1998	Written Representations	
9. Appeal Decision	26/05/1999	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 1998

County South Dublin


Planning Register Reference Number: S98A/0446

**APPEAL** by Palmerstown Centre Developments Limited care of Ashlin Coleman Heelan of 36 Pembroke Road, Dublin against the decision made on the 30th day of September, 1998 by the Council of the County of South Dublin to refuse permission for development comprising phase one - demolition of existing single storey buildings, construction of three-storey 28 bedroom hotel including foyer, bar, lounge, restaurant, off-licence, function rooms/theatre, ancillary accommodation, three number shop units at Wood Farm Cottages, Kennelsfort Road, site adjoining Palmerstown Shopping Centre; phase two - first floor link to shopping centre, alterations and change of use from retail/office to 22 hotel bedrooms and offices at Units 15, 16, 17, 18, 19 and 24 including corridor of first floor of the Palmerstown Shopping Centre, Kennelsfort Road, Palmerstown, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

## SCHEDULE

1. Having regard to the nature and scale of the proposed development, it is considered that the development would be premature by reference to the existing deficiency in the public water supply serving the area of the proposed development which would render that supply unsuitable to cater for the increased loading likely to be generated by the development and the period within which the deficiency involved may reasonably be expected to cease.
2. The Board is not satisfied, on the basis of the submissions made in relation to the appeal, that the applicant has either sufficient legal interest in lands over which vehicular access and car parking arrangements are proposed, to enable him to carry out the proposed development or the consent of the person who has such interest. The proposed development would, therefore, result in on-street parking and tend to create serious traffic congestion on the adjoining Kennelsfort Road.



*Seán O'Sullivan*

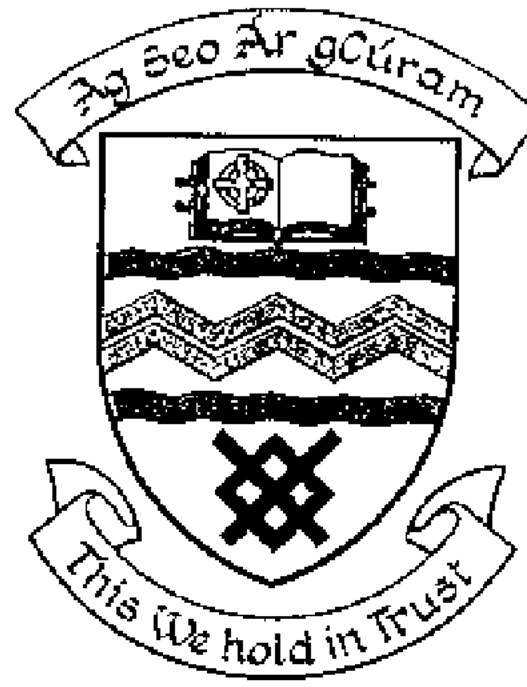
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this *26th* day of *May* 1999.

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

Decision Order Number 1960	Date of Decision 30/09/98
Register Reference S98A/0446	Date 1st July 1998

**Applicant** Palmerstown Centre Developments Limited,

**Development** Phase one, demolition of existing single storey buildings, construction of 3 storey 28 bedroom hotel including foyer, bar, lounge, restaurant, off-licence, function rooms/ theatre, ancillary accommodation, 3 no. shop units at Woodfarm Cottages, site adjoining Palmerstown Shopping Centre.  
Phase two, first floor link to shopping centre alterations and change of use from retail/office to 22 hotel bedrooms and offices at Units 15, 16, 17, 18, 19 and 24 including corridor of first floor of the Palmerstown Shopping Centre.

**Location** Woodfarm Cottages site adjoining Palmerstown Shopping Centre and Units 15, 16, 17, 18, 19 and 24 first floor Palmerstown Shopping Centre, Kennelsfort Road, Dublin 20.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** 23/07/98 /31/07/98

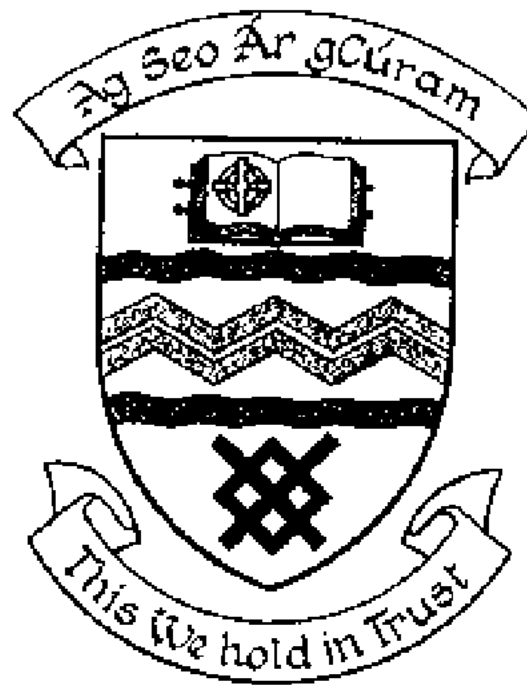
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

Ashlin Coleman Heelan & Partners,  
36 Pembroke Road,  
Dublin 4.

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REG REF. S98A/0446

for the (7) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

30/09/98

Reasons

- 1 Having regard to the mix of uses proposed and the lack of provision of suitably located and available off-street car parking and the inadequate arrangements to service the proposed development, the proposed development would be likely to give rise to on-street car parking and an excessive level of turning movements on the public road. As such the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and otherwise and would tend to create traffic congestion.
- 2 Having regard to the scale of the proposed development and the mix of uses proposed it is considered that the proposed development would contravene materially a development objective indicated in the Development Plan for the use solely or primarily of particular areas for particular purposes i.e. zoning objective 'C1' "to protect, provide for and/or improve local/neighbourhood centre facilities" in the Dublin County Development Plan, 1993.
- 3 The proposed development having regard to the scale of development on the available site area would result in

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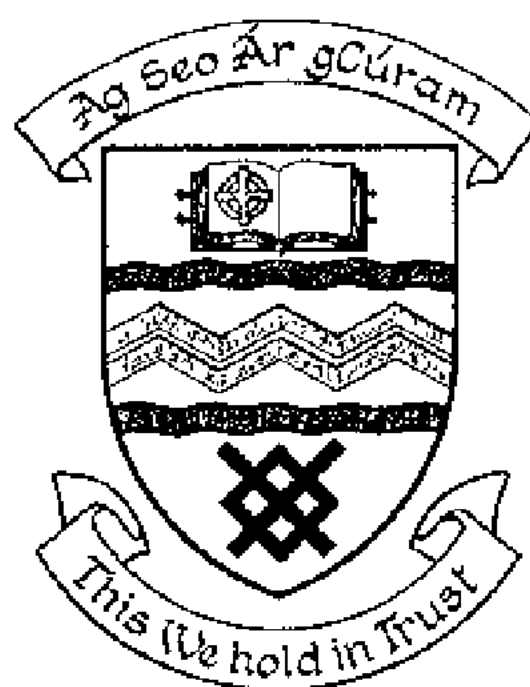
excessive development of the site which would be contrary to the proper planning and development of the area.

- 4 The proposed development having regard to the mix of uses proposed would seriously injure the amenities and depreciate the value of property in the area.
- 5 Having regard to the nature and scale of the proposed development, it is considered that the development would be premature by reference to the existing deficiency in the public water supply network serving the area of the proposed development which would render that supply unsuitable to cater for the increased loading likely to be generated by the development and the period within which the deficiency involved may reasonably be expected to cease.
- 6 There is a large unauthorised sign at the front of this premises. This sign has not been shown on the lodged plans and the applicants intentions with regard to it have not been indicated. In this regard it is noted that since the recent removal of a somewhat similar sign in the car park of the adjoining site, the unauthorised sign on the site of the current application has been made double sided as the sign can now be seen from the north. The sign is visually obtrusive, infringes the established building line and is a danger to public safety by reason of a traffic hazard.
- 7 In view of objections raised the applicant does not appear to have established his rights to develop the lands as proposed in the application.

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

<b>Order Number</b> 1484	<b>Date of Order</b> 23/07/98
<b>Register Reference</b> S98A/0446	<b>Date</b> 1st July 1998

**Applicant** Palmerstown Centre Developments Limited,

**Development** Phase one, demolition of existing single storey buildings, construction of 3 storey 28 bedroom hotel including foyer, bar, lounge, restaurant, off-licence, function rooms/ theatre, ancillary accommodation, 3 no. shop units at Woodfarm Cottages, site adjoining Palmerstown Shopping Centre.  
Phase two, first floor link to shopping centre alterations and change of use from retail/office to 22 hotel bedrooms and offices at Units 15, 16, 17, 18, 19 and 24 including corridor of first floor of the Palmerstown Shopping Centre.

**Location** Woodfarm Cottages site adjoining Palmerstown Shopping Centre and Units 15, 16, 17, 18, 19 and 24 first floor Palmerstown Shopping Centre, Kennelsfort Road, Dublin 20.

Dear Sir/Madam,

An inspection carried out on 21/07/98 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

Ashlin Coleman Heelan & Partners,  
36 Pembroke Road,  
Dublin 4.

SOUTH DUBLIN COUNTY COUNCIL  
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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:
  - (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,

  
.....  
for Senior Administrative Officer.

24/07/98