

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S97A/0119	
1. Location	1. Woodfarm Cottages, Kennelsfort Road, site adjoining Palmerstown Shopping Centre. 2. Units 15, 16, 17, 18, 19 and 24 first floor, Palmerstown Shopping Centre, Palmerstown, Dublin 20.		
2. Development	1. Demolition of existing single storey buildings, construction of 3 storey 28 bedroom hotel including foyer, bar, lounge, restaurant, function rooms-theatre, ancillary accommodation, 3 no. shop units to link to shopping centre. 2. Alterations and change of use from retail office to 22 hotel bedrooms and offices.		
3. Date of Application	07/03/97	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Ashlin Coleman Heelan & Partners, Address: 36 Pembroke Road, Dublin 4.		
5. Applicant	Name: Palmerstown Centre Developments Ltd., Address: Unit 15 Palmerstown Shopping Centre, Kennelsfort Road, Dublin 20.		
6. Decision	O.C.M. No. 0981  Date 26/05/97	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect	



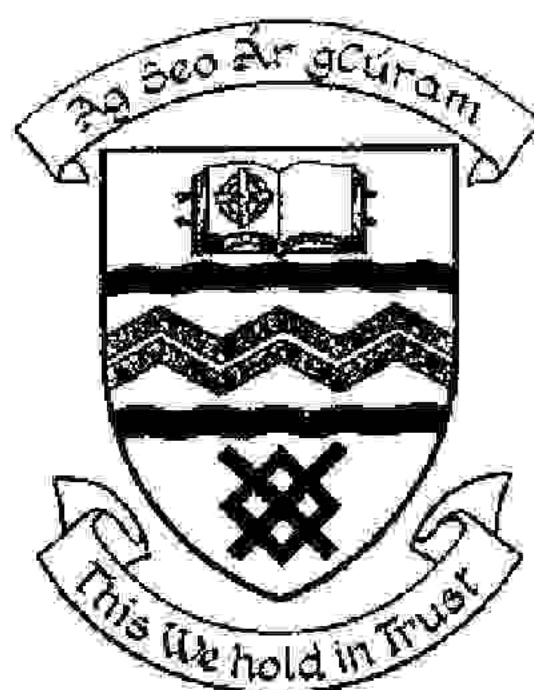
8.	Appeal Notified		
9.	Appeal Decision		
10.	Material Contravention		
11.	Enforcement 0	Compensation 0	Purchase Notice 0
12.	Revocation or Amendment		
13.	E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14.	..... Registrar	..... Date	..... Receipt No.



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

Bosca 4122,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-462 0000  
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**PLANNING  
DEPARTMENT**  
P.O. Box 4122,  
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Dublin 24.

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

<b>Decision Order Number</b> 0981	<b>Date of Decision</b> 26/05/97
<b>Register Reference</b> S97A/0119	<b>Date</b> 7th March 1997

**Applicant** Palmerstown Centre Developments Ltd.,

**Development**

1. Demolition of existing single storey buildings, construction of 3 storey 28 bedroom hotel including foyer, bar, lounge, restaurant, function rooms-theatre, ancillary accommodation, 3 no. shop units to link to shopping centre.
2. Alterations and change of use from retail office to 22 hotel bedrooms and offices.

**Location**

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

**Floor Area** Sq Metres

**Time extension(s)** up to and including 28/05/97

**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.

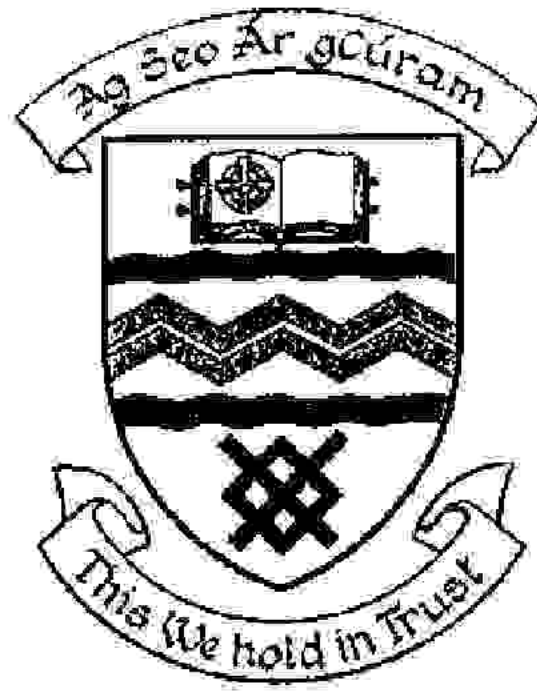
for the (6) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council  
Ashlin Coleman Heelan & Partners,  
36 Pembroke Road,  
Dublin 4.

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~~REG REF. S97A/0119~~

.....  
for SENIOR ADMINISTRATIVE OFFICER

26/05/97

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

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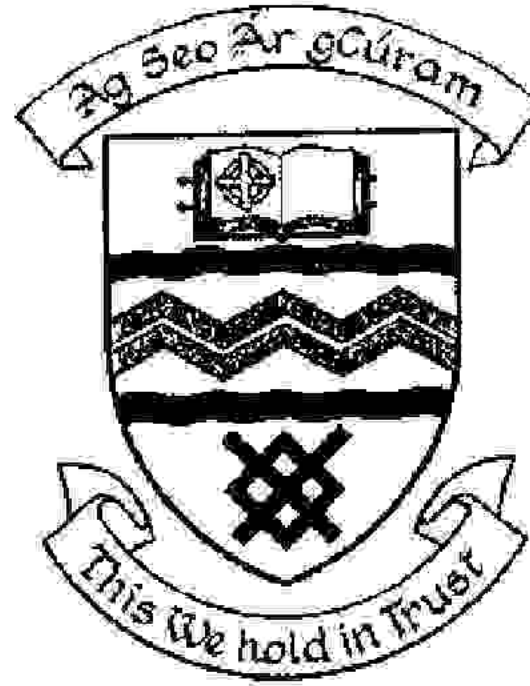
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~~REG. REF. S97A/0119~~

- 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 Development of the kind proposed on the land would be premature by reference to the existing deficiency in the provision of water supplies and sewerage facilities to serve the development and the period in which the constraints involved may reasonably be expected to cease.
- 6 In view of objections raised the applicant does not appear to have established his rights to develop the lands as proposed in the application.



**SOUTH DUBLIN COUNTY COUNCIL**  
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**LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 0833</b>	<b>Date of Decision 02/05/97</b>
<b>Register Reference S97A/0119</b>	<b>Date 7th March 1997</b> <i>Rec'd</i>

**Applicant**  
**App. Type**  
**Development**

Palmerstown Centre Developments Ltd.,  
Permission  
1. Demolition of existing single storey buildings,  
construction of 3 storey 28 bedroom hotel including  
foyer, bar, lounge, restaurant, function rooms-theatre,  
ancillary accommodation, 3 no. shop units to link to  
shopping centre.  
2. Alterations and change of use from retail office to 22  
hotel bedrooms and offices.

**Location**

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

Dear Sir / Madam,

In accordance with Section 26 (4A) of the Local Government (Planning and Development) Act 1963 as amended by Section 39 (f) of the Local Government (Planning and Development) Act 1976 the applicant has furnished his consent in writing to the extension by the Council of the period for considering this application within the meaning of sub-section 4 (a) of section 26 , up to and including 28/05/97

Yours faithfully

.....*S.O.H.*.....  
for SENIOR ADMINISTRATIVE OFFICER

02/05/97

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