

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No.  S96A/0329	
1. Location	Trader's St., James's Road, Walkinstown, Dublin 12.		
2. Development	Extension to existing licence premises at ground floor, and rear only at first floor, also elevational alterations to entire premises providing additional windows and doors and internal alterations.		
3. Date of Application	13/06/96	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Pubcraft Ireland Ltd., Address: 3 Adelaide Court, Adelaide Rd.,		
5. Applicant	Name: Stanalees Services Ltd., Address: Palmerstown House, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1535  Date 09/08/96	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No.  Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	09/09/96	Written Representations	
9. Appeal Decision	08/01/97	Refuse Permission	
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
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 1993

County South Dublin

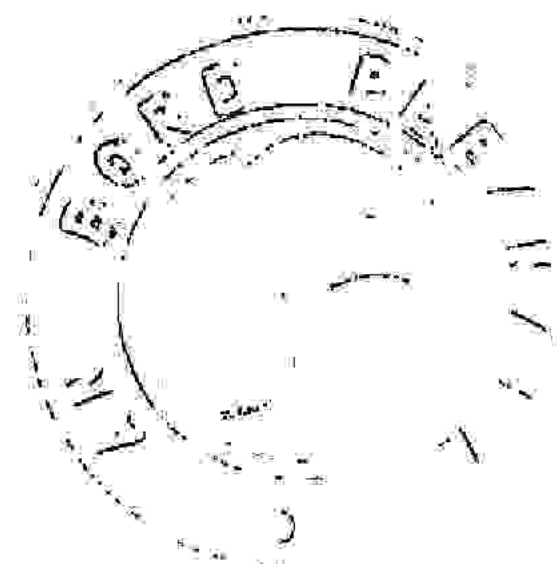
Planning Register Reference Number: S96A/0329

**APPEAL** by Stanalees Services Limited care of Joyce and Jenkinson of Richmond Avenue South, Dartry, Dublin against the decision made on the 9th day of August, 1996 by the Council of the County of South Dublin to refuse permission for development comprising a ground floor extension along the Saint James's Road frontage of the existing licensed premises known as the Traders, the erection of a single-storey/two-storey extension along the Killohan Grove frontage of the same premises (the single-storey would accommodate a bottle store, fire escape and boiler room and the two-storey section would accommodate a function room/T.V. video viewing room with a balcony to be used in association solely with the licensed premises) together with elevational alterations to entire premises providing additional windows and doors and internal alterations, all at the Traders, Saint James's Road, Walkinstown, Dublin:

**DECISION:** Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reason set out in the Schedule hereto.

## SCHEDULE

It is considered that the lack of adequate off-street car parking facilities associated with the proposed development would lead to increased on-street car parking and additional traffic movements thereby endangering public safety by reason of traffic hazard and obstruction of road users.



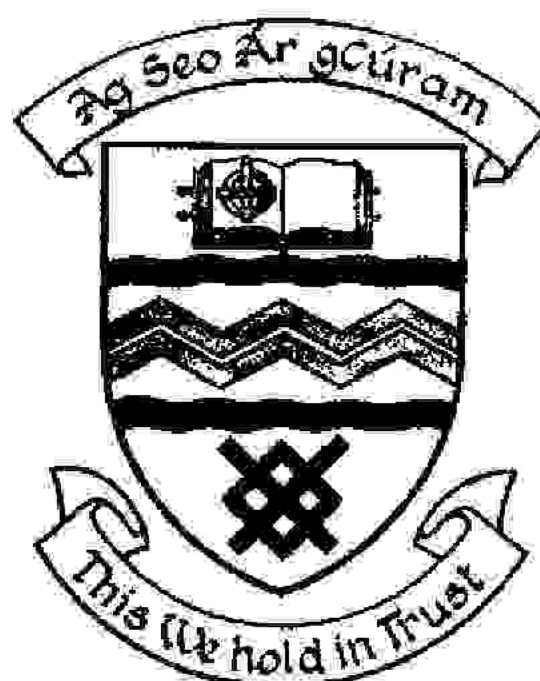
  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this *8th* day of *January* 1997.

**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,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-462 0000  
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

<b>Decision Order Number 1535</b>	<b>Date of Decision 09/08/96</b>
<b>Register Reference S96A/0329</b>	<b>Date 13th June 1996</b>

**Applicant** Stanalees Services Ltd.,

**Development** Extension to existing licence premises at ground floor, and rear only at first floor, also elevational alterations to entire premises providing additional windows and doors and internal alterations.

**Location** Trader's St., James's Road, Walkinstown, Dublin 12.

**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 **REFUSE PERMISSION** in respect of the above proposal.

for the ( 5 ) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....  
for SENIOR ADMINISTRATIVE OFFICER

09/08/96

Pubcraft Ireland Ltd.,  
3 Adelaide Court,  
Adelaide Rd.,  
Dublin 2.

SOUTH DUBLIN COUNTY COUNCIL  
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



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REG. REF. S96A/0329

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**Reasons**

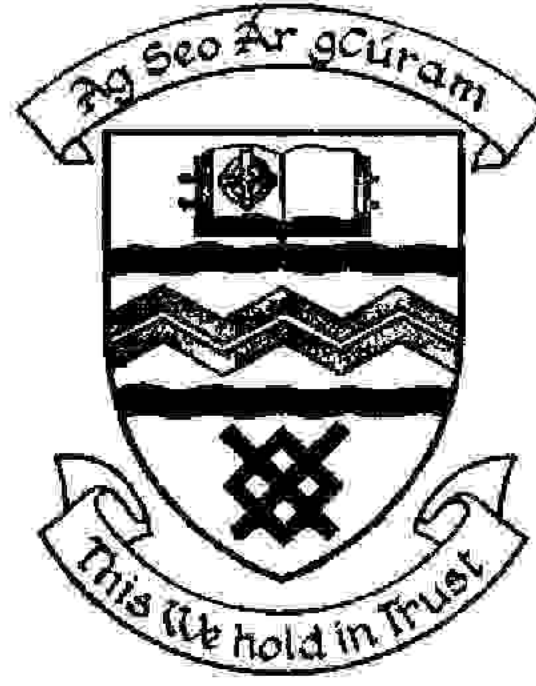
- 1 The proposed development of the premises would eliminate a number of the approved car parking spaces relative to Reg. Ref. 92A/1501. In addition no provision is made for off-street car parking facilities for the proposed development. The lack of adequate off-street car parking would lead to on street car parking thereby endangering public safety by reason of a traffic hazard.
- 2 The additional on-street car parking generated by this development would seriously injure the amenities and depreciate the value of property in the vicinity.
- 3 The proposed development contains a cinema facing onto Limekiln Green. Neither the cinema element nor the Limekiln Green frontal development were referred to in the public advertisement or site notice.
- 4 The applicant on the elevations appears to have located the building at the junction of St. Jame's Road, Killeen Ave., St. Columbas Road rather than its actual location.
- 5 The proposed development would bring the structure within too close proximity to the houses on Limekiln Green and as such would seriously injure the amenity and depreciate the value of residential property in the area.



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