

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

Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999  
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2985	Date of Decision 25/09/2001
Register Reference S01A/0493	Date: 26/07/01

**Applicant** Mr. Ray Morris  
**Development** (a) New single/two storey extension over existing retail unit to include 3 No.2 bed & 2 No.1 bed apartments.  
(b) Alteration to existing retail unit to include new shop front.

**Location** Unit 8, Kingswood Shopping Centre, Tallaght, Dublin 24.

**App. Type** Permission

Dear Sir/Madam,

With reference to your planning application, received on 26/07/01 in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning & Development) Acts 1963-1999 and the Planning and Development Act 2000, the following **ADDITIONAL INFORMATION** must be submitted in quadruplicate:

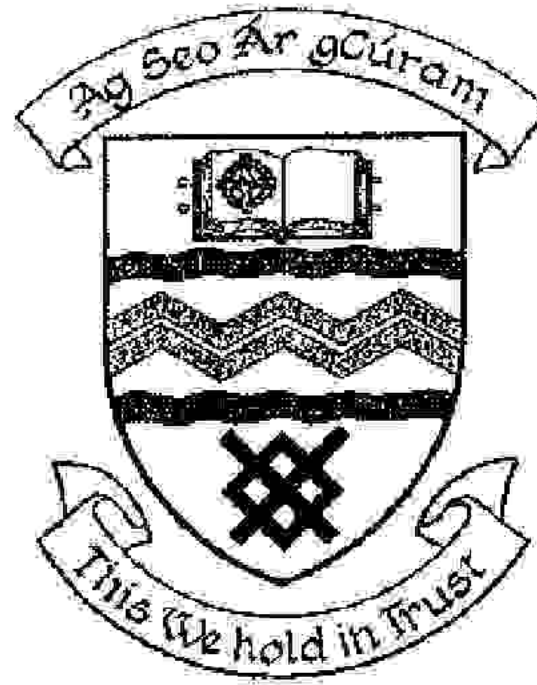
- 1 The proposed design of the structure is unacceptable in terms of the general arrangement of the façade, the fenestration pattern (including quantity of windows, window dimension, fenestration arrangement and dormers), the materials (lack of mix and poor quality), the mansard roof, the entrance, and the visual impact of the second storey level. The proposed elevations show an unsatisfactory ratio of solid to void areas, which would result in the structure appearing to be excessive in mass and bulk. The applicant is requested to submit a full set of revised drawings addressing these issues. The applicant may contact John Desmond, Planning Officer, at 414 9000 ext.2323 to discuss this matter.
- 2 The proposed redevelopment of only one section of an overall shopping centre comprising 8 units and designed as a unified

Philip Staunton Architects  
The Old Coach House,  
Rear of 22 Aungier Street,  
Dublin 2.

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REG REF. S01A/0493

shopping complex would constitute piecemeal development, which could be detrimental to the overall appearance of the complex. It is also probable that the re-development and extension of a single unit could hinder a comprehensive redevelopment of the shopping complex. The proposal is therefore unlikely to be acceptable to the Planning Authority. It is noted in an objection letter on file from Robert Best (proprietor of Kingswood Pharmacy) that the other shop owners are proposing a comprehensive redevelopment of the centre including the extension of the shop units, the refurbishment and refit of the centre etc. The applicant is therefore requested to investigate the possibility of submitting revised proposals, which would accord with any proposed scheme for the rest of the shopping centre.

- 3 It is indicated on the site plan that 5no. car-parking spaces could be provided to the north-west of the application site. The applicant is requested to submit full details of their legal rights over the said area.
- 4 The applicant is requested to submit a revised site layout map showing the full extent of the development site, including any proposed area of car parking, outlined in red. The site plan should also show the full extent of development on all adjoining sites and show the footprint of that development of the neighbouring public house granted Planning Permission under Reg.Ref. S99A/0667.
- 5 The public notices are incorrect as they do not refer to the proposed extension to the existing mini-market or the proposed parking spaces. The applicant is requested to carry out revised public notice procedures (site notice and press notice) and to submit the necessary copies to the Planning Authority.

Signed on behalf of South Dublin County Council

.....  
for Senior Administrative Officer

25/09/01