

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1999 and Planning & Development Act 2000 Planning Register (Part 1)	Plan Register No. S01A/0365	
1. Location	1-11 Palmerstown Ave, Palmerstown, Dublin 20.		
2. Development	To demolish existing dental surgery and garage; construct new 2 story unit to accommodate relocated dental surgery and existing solicitors office, used presently in ground floor of house; revert the use of the existing house to solely single family dwelling from dwelling with incidental office use on ground floor. To provide new vehicle entrance to serve the dwelling and widen the existing recessed entrance; subdivide the property into (a) single family dwelling with associated front and rear gardens (b) A separate Surgery/Professional office development and associated car parking, using existing entrance.		
3. Date of Application	18/06/01	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 16/08/2001 2.	1. 2.
4. Submitted by	Name: MV Cullinan Architects Address: Isolde's Tower Essex Quay		
5. Applicant	Name: Brian Sherry Address: 1-11 Parmerstown Ave, Parmerstown, Dublin 20.		
6. Decision	O.C.M. No. 2679 Date 16/08/2001	Effect FI REQUEST ADDITIONAL INFORMATION	
7. Grant	O.C.M. No. Date	Effect FI REQUEST ADDITIONAL INFORMATION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice

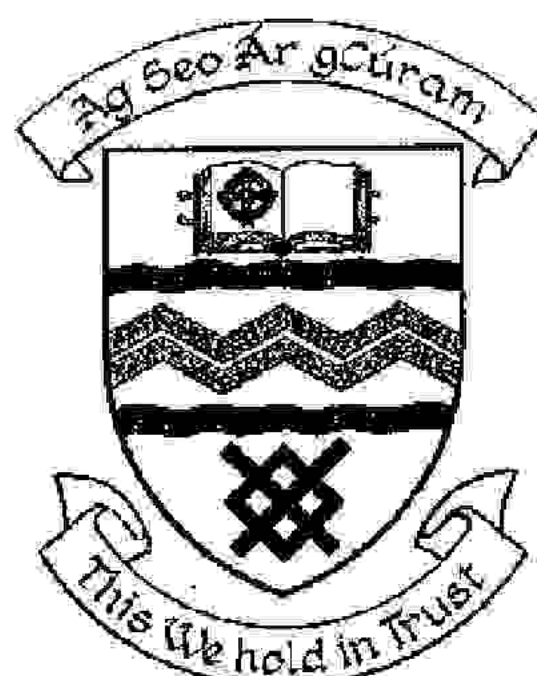
12. Revocation or Amendment		
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal
14. Registrar Date Receipt No.

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SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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Baile Átha Cliath 24.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 2679	Date of Decision 16/08/2001
Register Reference S01A/0365	Date: 18/06/01

Applicant Brian Sherry
Development To demolish existing dental surgery and garage; construct new 2 story unit to accommodate relocated dental surgery and existing solicitors office, used presently in ground floor of house; revert the use of the existing house to solely single family dwelling from dwelling with incidental office use on ground floor. To provide new vehicle entrance to serve the dwelling and widen the existing recessed entrance; subdivide the property into (a) single family dwelling with associated front and rear gardens (b) A separate Surgery/Professional office development and associated car parking, using existing entrance.

Location 1-11 Palmerstown Ave, Palmerstown, Dublin 20.

App. Type Permission

Dear Sir/Madam,

With reference to your planning application, received on 18/06/01 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:

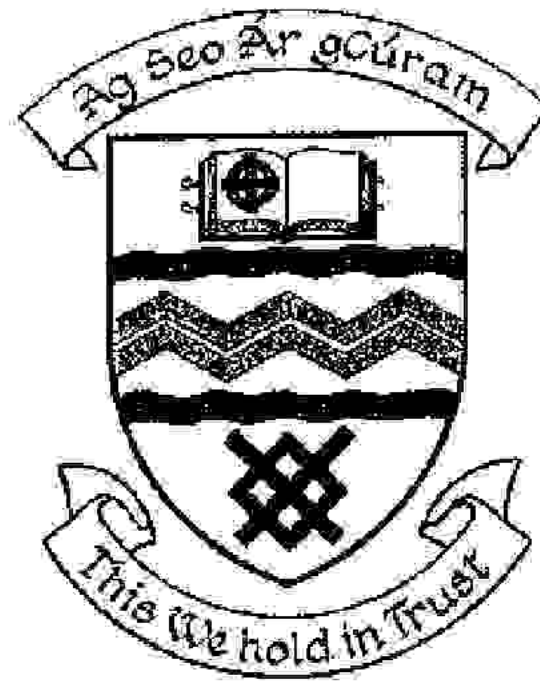
- 1 The applicant is advised that the proposed office development is considered excessive having regard to the location of the site within an area subject to the zoning objective 'A', 'To protect and /or improve residential amenity', within which offices in excess of 100 sq. metres floor area are not permitted. The proposed offices are well in excess of this floor area and as such cannot reasonably be regarded as serving a local need. The applicant is therefore requested to show on suitable revised drawings how

MV Cullinan Architects
Isolde's Tower
Essex Quay
Temple Bar,
Dublin 8.

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REG REF. S01A/0365

the floor area of the proposed development may be reduced to more satisfactorily conform to the zoning objective.

- 2 The Councils Roads Engineer has reported that the the generation of additional traffic/turning movements at this location would create a traffic hazard thereby endangering public safety. The applicant is requested to submit revised proposals to provide more satisfactory access arrangements. This may be achieved by developing a single access adjacent to the existing entrance to serve the entire premises.
- 3 The applicant is advised that the proposed granite finish to the elevations of the proposed extension are not considered satisfactory, having regard to the prevailing pattern of development in the area. Revised proposals are required to provide for a suitable alternative external treatment.

Signed on behalf of South Dublin County Council

MT
.....
for Senior Administrative Officer

16/08/01

6

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999
AND PLANNING AND DEVELOPMENT ACT 2000

Decision Order Number 3353	Date of Decision 08/11/2001
Register Reference S01A/0365	Date 18/06/01

Applicant Brian Sherry

Development To demolish existing dental surgery and garage; construct new 2 story unit to accommodate relocated dental surgery and existing solicitors office, used presently in ground floor of house; revert the use of the existing house to solely single family dwelling from dwelling with incidental office use on ground floor. To provide new vehicle entrance to serve the dwelling and widen the existing recessed entrance; subdivide the property into (a) single family dwelling with associated front and rear gardens (b) A separate Surgery/Professional office development and associated car parking, using existing entrance.

Location 1-11 Palmerstown Ave, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 16/08/2001 /12/09/2001

Clarification of Additional Information Requested/Received /

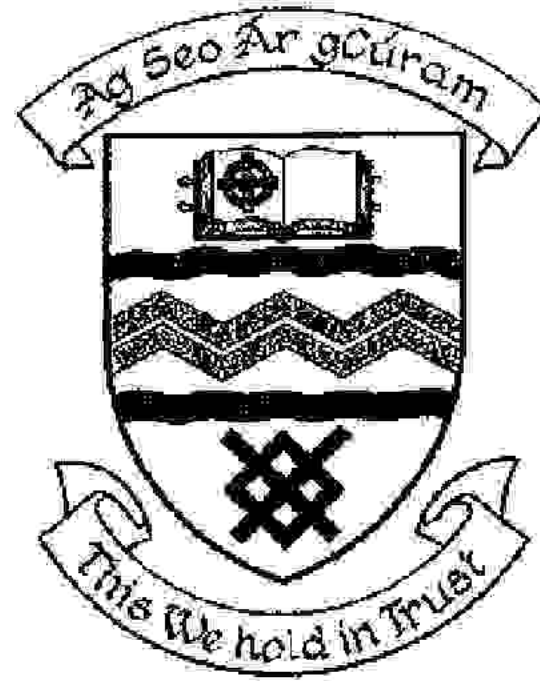
In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

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Isolde's Tower
Essex Quay
Temple Bar,
Dublin 8.

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for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....
for SENIOR ADMINISTRATIVE OFFICER

09/11/01

Reasons

- 1 The proposed total office floor area significantly exceeds the threshold for the floor area of offices in residential areas as set out in the South Dublin County Development Plan 1998 (table No. 3.2 page 56). Having regard to the provisions of the County Development Plan, the proposed development, if constructed, would contravene the zoning objective 'A', "to protect and/or improve residential amenity" and is, therefore, contrary to the proper planning and development of the area.
- 2 The generation of additional traffic/turning movements at this location would endanger public safety by reason of traffic hazard. Therefore the proposed development is contrary to the proper planning and development of the area.