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10th July 2021

Planning Department
South Dublin County Council
Town Centre
Tallaght
Dublin 24

Dear Sirs

PLANNING PERMISSION FOR RETENTION SOUGHT FOR: (1) THE REMOVAL OF THE GROUND FLOOR INTERNAL COURTYARD WITH CANOPY OVER AS PER PLANNING REF. SD013A/0047 (2) REDUCTION IN SIZE OF LOUNGE FLOOR AREA (3) KITCHEN EXTENSION WITHIN PART OF PREVIOUS LOUNGE AREA (4) RELOCATION OF OFF LICENCE INTO PREVIOUS LOUNGE AREA (5) CHANGE OF USE OF PREVIOUS OFF LICENCE TO TAKEAWAY (6) INTERNAL LAYOUT CHANGES TO LOUNGE AREA PUBLIC TOILETS (7) REMOVE INTERNAL DOORS BETWEEN LOUNGE AREA AND ENTRANCE.

**AT
BOOMERS PUBLIC HOUSE, KNOCKMITTEN NEIGHBOURHOOD CENTRE,
DUTCH VILLAGE, CLONDALKIN, DUBLIN 22.
FOR
HONEYBRIDGE LTD.**

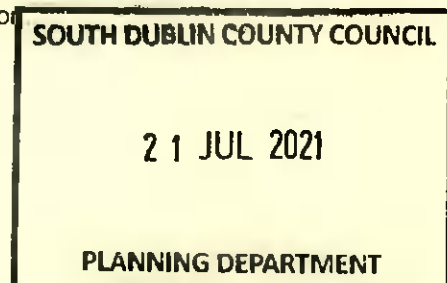
This proposed development is being considered due to the current pandemic and as a consequence of which the dynamics of the public house industry and the services they provide have been badly affected. Public Houses are becoming restaurants first and a pub second, and attract fewer customers due to restrictions imposed.

Please find enclosed the following documentation in respect of the above Planning Application.

- The completed Planning Application form.
- Cheque in the sum of €1778.40
- 6 copies of drawings as per the attached schedule.
- The original newspaper advert - dated Saturday 10th July 2021.
- 1 copy of the site notice - dated Saturday 10th July 2021.
- 1 copy of the receipt for the digital planning pack copyright, for the site location plan.
- Letter from Management Co. supporting the Planning Application.

PLANNING APPLICATION FEE

Class 4 Other buildings (i.e. offices, commercial etc.)



(**) Includes Internal Courtyard void at first floor level removed complete and Store created (+12m2)

SCHEDULE OF AREAS – AS PROPOSED

Ground Floor	Lounge	184 m2
Ground Floor	Bar	70 m2
Ground Floor	Kitchen	84 m2
Ground Floor	Off Licence – new	47 m2
Ground Floor	Takeaway – exg	36 m2
Ground Floor	Takeaway – new	60 m2
Ground Floor	Common Area / Toilets	144 m2
TOTAL		625 M2 (***)
First Floor	Function Room	188 m2
First Floor	Staff Area / Storage (**)	55 m2
First Floor	Restaurant	206 m2
First Floor	Common Area / Toilets	130 m2
TOTAL		579 M2 (***)
Second floor	Common Area / Toilets	24 m2
TOTAL		24 M2
TOTAL BUILDING FLOOR AREA		1228 M2 (***)

(***) No change in Floor Areas

First Floor layout (as existing 2) no changes / not affected by this Planning Application

Second Floor layout (as existing 2) no changes / not affected by this Planning Application

Permission for Retention sought for: (1) The removal of the ground floor internal courtyard with canopy over as per Planning Ref. SD013A/0047. Works to include: (a) External canopy above roof level removed (b) New storage room created at first floor level (c) Ground floor area incorporated into Lounge area

The ground floor courtyard was removed c.3 years ago

Planning Permission sought for: (2) Reduction in size of Lounge floor area. Works to include: (a) New entrance doors to Lounge area within building elevation facing car park (b) New external fire exit door from Lounge area to open space to rear of the building (c) Internal walls forming snug demolished complete. Floor area included within Lounge area (3) Kitchen extension within part of previous Lounge area (4) Relocation of Off Licence into previous Lounge area. Entrance doors to Off Licence are previous entrance doors to Lounge area. Works to include: (a) New window to Off Licence within building elevation facing car park (5) Change of use of previous Off Licence to takeaway (6) Internal layout changes to Lounge area public toilets (7) Remove internal doors between Lounge area and entrance.

All proposed works are within the external walls of the subject building, and with no extensions.

First Floor layout (as existing 2) no changes / not affected by this Planning Application

Second Floor layout (as existing 2) no changes / not affected by this Planning Application

The reduced Lounge Floor area will provide facilities for a reduced number of customers to comply with all current restrictions imposed on buildings of this type.

The existing established takeaway is part of the family run business, and operates with the following

Opening Hours

Mon-Wed 16.00 - 22.00

Thursday & Friday 16.00 - 23.00

Saturday 14.00 - 23.00

Sunday 14.00 - 22.00

The proposed new takeaway will also be part of the family run business, operating with the same opening hours

All below ground main foul drainage is as existing, with final connection to existing Local Authority foul drain in the grass verge.

OTHER

The Heras Type safety fencing was erected c 15 years previous.

The fencing provides a safety feature, and protects members of the public falling down the grass bank towards the building.

CONCLUSION

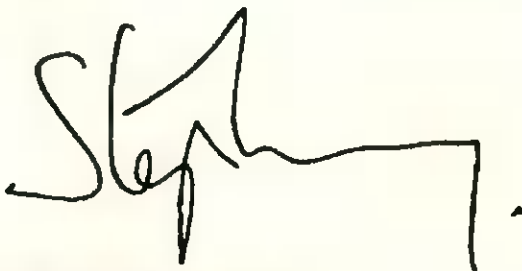
This proposed development is being considered due to the current pandemic and as a consequence of which the dynamics of the public house industry and the services they provide have been badly affected.

We conclude / offer that:

- The overall completed development, (Boomers Public House) is one separate planning unit, in which all areas relate to each other.
- There is one occupant of the overall completed building (Boomers Public House)
- The proposed development will not injure the amenities of the area, give rise to traffic hazard or be prejudicial to public health and would be in accordance with the proper planning and development of the area

We look forward to hearing from yourselves at your earliest convenience, with your favourable decision.

Regards

A handwritten signature in black ink, appearing to read 'Stephen', followed by a horizontal line and a vertical line extending downwards.

STEPHEN MASON (AGENT)
ON BEHALF OF
HONEYBRIDGE LTD. (APPLICANT)

Planning: €3.60 per sq. metre of gross floor space or part thereof (minimum €80)
Retention: €10.80 per sq. metre of gross floor space or part thereof (minimum €240)

Planning Notice description (1)

38m² x 10.80 = 410.40

Planning Notice description (2-7)

380m² x 3.60 = €1368.00

TOTAL = €1778.40

LAND USE ZONING

As per the current South Dublin County Council Development Plan 2016 – 2022

The development site is zoned Local Centre LC

To protect, improve and provide for the future development of Local Centre

SITE LOCATION AND DESCRIPTION

The existing building known as Boomers Public House is a well-established family run business. is located at Knockmitten Neighbourhood Centre, Dutch Village, Clondalkin, Dublin 22. The subject property is located opposite a terrace off retail units. The car parking area in front of the subject property serves as a common car park for all off the buildings.

The existing building has been operating in its present form since c.2002.

The existing building which is always maintained to the highest of standards with regards to décor, furniture and furnishings, provides public bar/lounge and function room facilities, with an in house restaurant (with kitchen), separate restaurant, takeaway and off license. This family run business provides a friendly atmosphere. and is a well known within the hospitality sector.

The existing building is a two storey building with a height of c. 9m is finished in a mix of brickwork and render, with a combination of pitched and flat roofs.

There is also a 3 storey tower feature to the front, finished in facing brick, which has a height of c. 10.2m

Like a lot of businesses in the hospitality sector, this business has been badly hit during 2020, by the pandemic and the restrictions around numbers and opening hours. The working hours of the staff which are mainly from the local area, have been reduced or cut totally.

PROPOSED DEVELOPMENT

The proposed development for which this Planning Application refers is;

Permission for Retention sought for: (1) The removal of the ground floor internal courtyard with canopy over as per Planning Ref. SD013A/0047. Works to include: (a) External canopy above roof level removed (b) New storage room created at first floor level (c) Ground floor area incorporated into Lounge area
Planning Permission sought for: (2) Reduction in size of Lounge floor area. Works to include: (a) New entrance doors to Lounge area within building elevation facing car park (b) New external fire exit door from Lounge area to open space to rear of the building (c) Internal walls forming snug demolished complete. Floor area included within Lounge area (3) Kitchen extension within part of previous Lounge area (4) Relocation of Off Licence into previous Lounge area. Entrance doors to Off Licence are previous

entrance doors to Lounge area. Works to include: (a) New window to Off Licence within building elevation facing car park (5) Change of use of previous Off Licence to takeaway (6) Internal layout changes to Lounge area public toilets (7) Remove internal doors between Lounge area and entrance.

SCHEDULE OF AREAS – AS EXISTING 1

This indicates the schedule of floor areas including the ground floor courtyard.

The ground floor courtyard was removed c.3 years ago

Ground Floor	Lounge	234 m2
Ground Floor	Bar	70 m2
Ground Floor	Kitchen	61 m2
Ground Floor	Off Licence	60 m2
Ground Floor	Takeaway	36 m2
Ground Floor	Common Area / Toilets	138 m2
Ground Floor	Internal Courtyard	26 m2
TOTAL		625 M2
First Floor	Function Room	188 m2
First Floor	Staff Area / Storage	43 m2
First Floor	Restaurant	206 m2
First Floor	Common Area / Toilets	130 m2
TOTAL		567 M2
Second floor	Common Area / Toilets	24 m2
TOTAL		24 M2
TOTAL BUILDING FLOOR AREA		1216 M2

SCHEDULE OF AREAS – AS EXISTING 2

This indicates the current schedule of floor areas following the removal of the ground floor courtyard.

Ground Floor	Lounge (*)	260 m2 (*)
Ground Floor	Bar	70 m2
Ground Floor	Kitchen	61 m2
Ground Floor	Off Licence	60 m2
Ground Floor	Takeaway	36 m2
Ground Floor	Common Area / Toilets	138 m2
TOTAL		625 M2
First Floor	Function Room	188 m2
First Floor	Staff Area / Storage (**)	55 m2 (**)
First Floor	Restaurant	206 m2
First Floor	Common Area / Toilets	130 m2
TOTAL		579 M2
Second floor	Common Area / Toilets	24 m2
TOTAL		24 M2
TOTAL BUILDING FLOOR AREA		1228 M2

(*) Includes Internal Courtyard removed complete (-26m2) and floor area included in Lounge floor area (+26m2)