



Development, Economic
& Transport
Planning Department,
County Hall
Tallaght
Dublin 24

LAND USE, PLANNING
& TRANSPORTATION DEPT.

27 JAN 2022

Our ref: B062/COD
26th January 2022

Dear Sir/ Madam,

**Re: B021 – Application for and Extension of Duration of
Planning Permission for Application Number
SD17A/0039 Granted 22-May 2017, Grant Order
No. 0571.**

**“ South Dublin County Council – We Armalou Ltd. intend to apply for
planning permission for the following development:**

**A new vehicular entrance & boundary fence to new display surface car
parking, on 0.15 ha of vacant land, located west of the existing car
parking, including a 6m high internally illuminated signage totem and
tensile fabric canopy structures, Extension of existing workshop by 208
m² located to the north of Block B & extension of 106m², for new
vehicle preparation to the north of Block B & internal alterations
including a trade parts counter & a new double door on the west
elevation of the showroom building, known as Block B,
a 2 storey extension, matching the existing height of Block C, of 692 m²
to the north of the servicing area of the building known as Block C for
vehicle servicing & waiting facilities, and an external canopy structure of
200m² to the east elevation of the existing parts building, known as
Block A on an overall site of 2.257 ha. at Blocks A, B & C, Clonlara
Avenue Baldonnell Business Park, Baldonnell Dublin 22**

The above granted Planning Permission Application number SD17A/0039 is due to
expire 22nd May 2022. To this end and on behalf of our Client Armalou Ltd, we
herewith submit an application for extension of duration of planning permission
SD17A/0039 for a further five-year period.

The economic down turn post 2009 had a substantial impact on the vehicular sales and a consequential loss in revenue. This along with uncertainty of the outcome of the review of the national dealer network prevented Armalou Ltd from proceeding with the subject granted planning permission.

Our clients have also advised that more recently due to the substantial reduction in the supply of vehicle semi-conductor's, vehicular sales have been impacted. Infostructure requirements for the expanding electric vehicles product range is a further unknown.

The requested additional extension of the above granted planning permission will give the Armalou Ltd the necessary time to complete the granted development.

It is submitted that there were considerations of a commercial, economic, and technical nature beyond the control of the applicant which substantially militated against either the commencement of development or the carrying out of substantial works pursuant to the planning permission.

In support of this application please find enclosed the following documents:

1. Site location map.
2. Cheque for €62.00 application fee.
3. Completed application form.

We trust the above is in order and look forward to a favourable decision in due course.

If you have any queries please do not hesitate to contact me.

Yours sincerely



Colin O'Donohoe
BA(Hons), Dip Arch, MRIAI, RIBA
Managing Director