

Kieran O'Malley & Co. Ltd.
RECEIVED
20 OCT 2016

Kieran O'Malley & Co Ltd
 St Heliers
 Stillorgan Park
 Blackrock
 Co Dublin A94 A2K8

19-Oct-2016

NOTIFICATION OF DECISION TO GRANT PERMISSION
Planning & Development Act 2000, as amended

Order Number P/2239/16	Date of Order 19-Oct-2016
Register Reference D16A/0632	Date Received 26-Aug-2016

Applicant: M Kelly Interiors
Development: Permission for the Change of Use of 54 sqm of the carpet, flooring and furniture display area to use as an 'in shop' coffee shop and ancillary seating area.
Location: M Kelly Interiors, 61A Sallynoggin Road Lower, Dún Laoghaire, Co Dublin

Dear Sir/Madam,

In pursuance of its functions under the above mentioned Act, Dún Laoghaire-Rathdown County Council, being the Planning Authority, did by Order dated as above make a decision to **GRANT PERMISSION** in respect of the above proposal, subject to the **5** numbered conditions on the attached pages.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Signed on behalf of Dún Laoghaire-Rathdown County Council.



 for Senior Executive Officer

CONDITIONS AND REASONS



1. The development to be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.
2. The disposal of surface water shall be in accordance with the requirements of the County Council.
REASON: In the interest of public health.
3. Prior to the commencement of the development, the applicant shall submit for the written agreement of the Planning Authority revised drawings and details showing the provision of 2 no. cycle parking spaces for staff use and a minimum of 2 no. short stay cycle spaces for customer use, in close proximity to the building entrance. The cycle parking spaces shall comprise of 'Sheffield Type' cycle parking stands.
REASON: To encourage sustainable modes of transport.
4. The applicant shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property(s) as a result of the site construction works and repair any damage to the public road arising from carrying out the works.
REASON: To protect the amenities of the area.
5. No advertising sign or structure shall be erected except those which are exempted development, without the prior written agreement of the Planning Authority.
REASON: In the interest of visual amenities.

NOTE: That water supply and foul drainage shall be in accordance with the requirements of Irish Water as follows:

- a) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- b) In the interest of Public Health and Environmental Sustainability, Irish Water Infrastructure capacity requirements and proposed connections to the Water and Waste Water Infrastructure will be subject to the constraints of the Irish Water Capital Investment Programme.
- c) The applicant must install a grease removal unit(s) dimensioned in accordance with (i) I.S. EN 1825 - Parts 1 & 2 for Grease Interceptor or (ii) Plumbing and Drainage Institute PDI G101 for Grease Recovery. Plans of proposed grease removal equipment must be submitted to Dún Laoghaire-Rathdown County Council (acting as agents for Irish Water) for written approval prior to installation. The applicant must also apply for and obtain a Trade Effluent Discharge Licence from Irish Water.

(1) Submissions / Observations

NOTE: In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning and Development Act 2000, as amended, has had regard to any submissions or observations received, in accordance with the Planning and Development Regulations 2001 to 2012 pertaining to the application.



FURTHER NOTES

APPEALS

This decision of the Planning Authority does not authorise works to commence and may be appealed to An Bord Pleanála by an Applicant or any person who made submissions or observations in writing in relation to this application to the Planning Authority.

A person who has an interest in adjoining lands in respect of which permission has been granted and who did not make a submission or observation under Section 37(6)(a) of the Planning and Development Act, 2000, as amended may apply to the Board for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

**The Secretary,
An Bord Pleanála,
64 Marlborough Street,
Dublin 1.**

Tel: 01-8588100

Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start.

The Board must receive an appeal within four weeks, beginning on the date of the decision set out above. A Third Party appeal will be invalid unless accompanied by the prescribed fee and a copy of the acknowledgement of receipt from the Planning Authority in respect of a submission/observation.

GRANT OF PERMISSION

In the case of a notification of a decision to Grant Permission, where no appeal is received by An Bord Pleanála against the decision, a PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the making of an appeal.

REFUND OF FEES – REPEAT PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of Planning Authority's decision on the second application. Please consult the Planning & Development Regulations, 2001 to 2010, for full details of fees, refunds and exemptions.



EXISTING SLIDING GATE

EXISTING RAILINGS

EXISTING STONE BOUNDARY WALL FACING TO SALLYNOGIN ROAD

EXISTING FRONT ELEVATION

SLIDING GATE

DISHED FOOTPATH

PUBLIC FOOTPATH

DISHED FOOTPATH

EXISTING FRONT BOUNDARY PLAN

EXISTING SLIDING GATES AND RAILINGS TO BE REMOVED

EXISTING FRONT BOUNDARY WALL TO BE REDUCED TO 500 HIGH WITH TOP PLANTING BY SPECIALISTS TO DETAIL

PROPOSED FRONT ELEVATION

EXISTING FRONT BOUNDARY WALL TO BE REDUCED TO 500 IN HEIGHT

PROPOSED FRONT BOUNDARY PLAN

ADDITIONAL PARKING AREA TO SIDE IF REQUIRED

APPROVED COFFEE SHOP AREA
REQ. REF. DIAV/9632

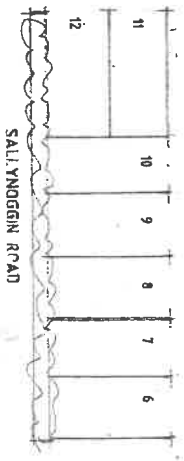
EXISTING DISPLAY & SALES UNIT

EXISTING ENTRANCE TO PREMISES

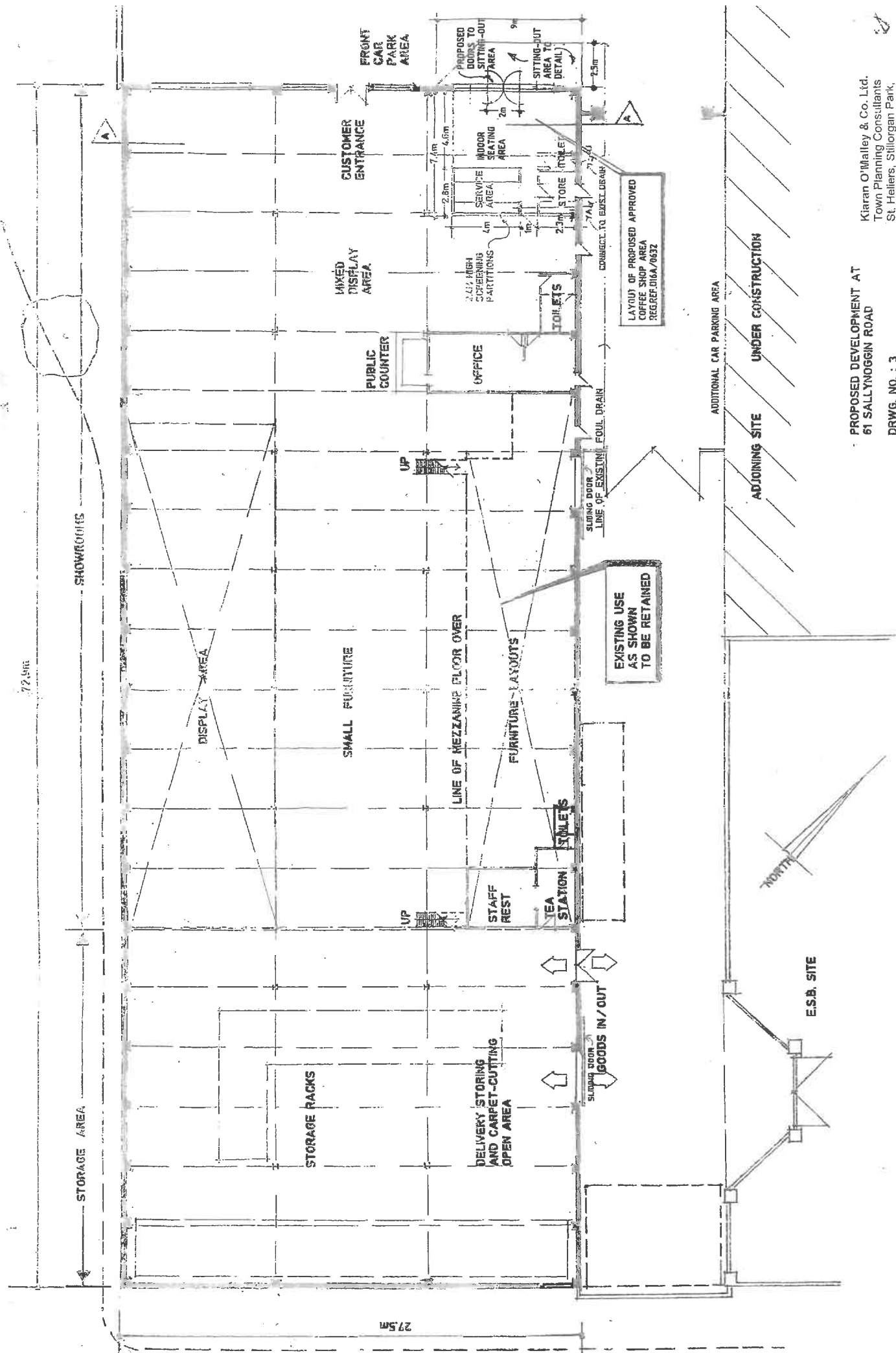
PROPOSED SITTING-OUT AREA

PROPOSED LOCATION FOR DOORS TO SITTING-OUT AREA

CAR PARKING AREA



SALLYNOGIN ROAD

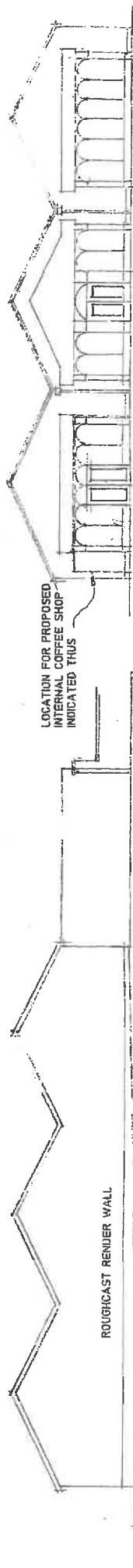
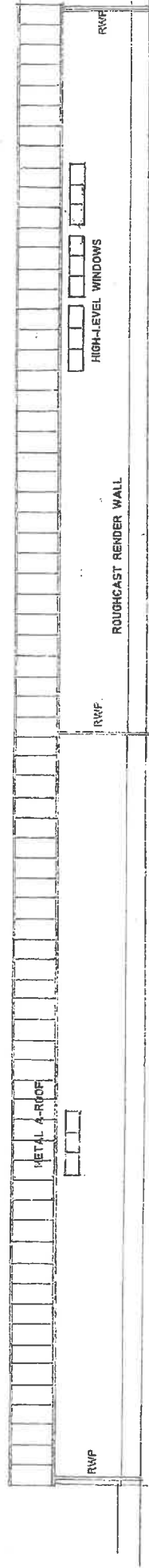
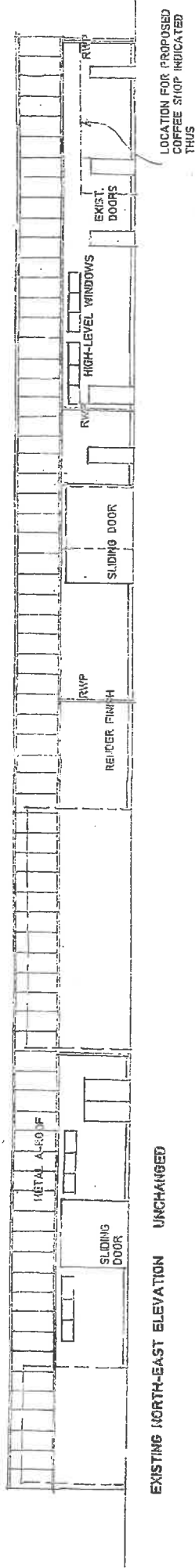


PROPOSED DEVELOPMENT AT
 61 SALLYNOGGIN ROAD
 DRWG. NO. : 3
 FLOOR LAYOUT
 SCALE : 1/200
 DATE : AUGUST 2016

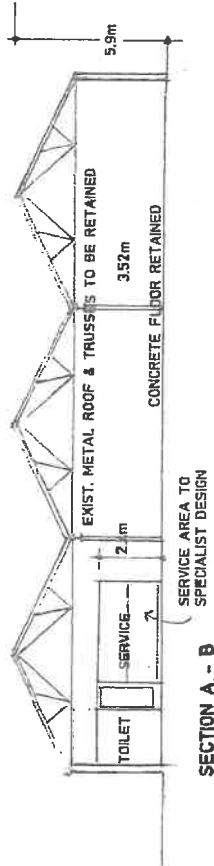
Kiaran O'Malley & Co. Ltd.
 Town Planning Consultants
 St. Helliers, Stillorgan Park,
 Blackrock, Co. Dublin.
 Ph. 01 283 2077 Fax 01 2832082
 e-mail info@kom.ie

LAYOUT OF PROPOSED APPROVED
 COFFEE SHOP AREA
 REG. REF. D16A/0632

EXISTING USE
 AS SHOWN
 TO BE RETAINED



EXISTING RERE SOUTH-EAST ELEVATION UNCHANGED



PROPOSED DEVELOPMENT AT
61 SALLYNOGGIN ROAD

DRWG. NO. : 4 A
ELEVATIONS & SECTION
SCALE : 1/200

DATE : AUGUST 2016

Kieran O'Malley & Co. Ltd.
Town Planning Consultants
St. Helliers, Stillorgan Park,
Blackrock, Co. Dublin.
Ph. 01 283 2077 Fax 01 2832092
e-mail info@korm.ie