

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98A/0419	
1. Location	Rye Cottage, Boot Road, Clondalkin, Dublin 22.		
2. Development	Change of use of cottage to resource centre and for reconstruction and conversion of existing shed to creche.		
3. Date of Application	23/06/1998	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: H.K. O'Daly & Associates, Address: Kingswood, Naas Road,		
5. Applicant	Name: Clondalkin Travellers Development Group Address: Sports & Leisure Centre, Nangor Road, Clondalkin, Dublin 22.		
6. Decision	O.C.M. No. 1651 Date 19/08/1998	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	18/09/1998	Written Representations	
9. Appeal Decision	15/03/1999	Refuse Permission	
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.

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1998

County South Dublin

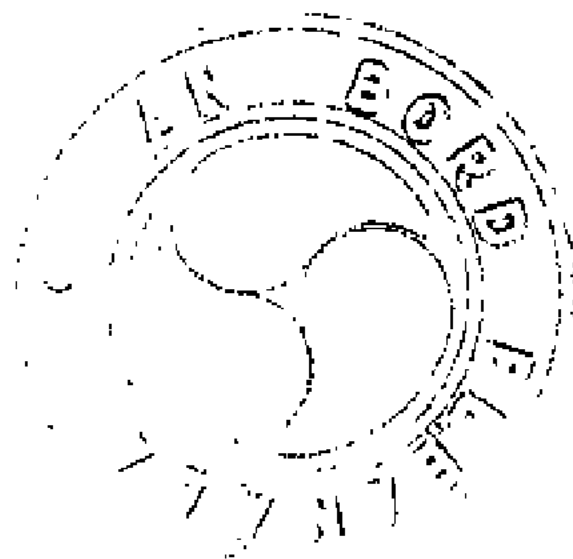
Planning Register Reference Number: S98A/0419

APPEAL by Clondalkin Travellers' Development Group care of Denis A. Malone and Associates of Kilkenny Business Centre, National Irish Bank, The Parade, Kilkenny against the decision made on the 19th day of August, 1998 by the Council of the County of South Dublin to refuse permission for development comprising change of use of cottage to resource centre and for reconstruction and conversion of existing shed to creche at Rye Cottage, Boot Road, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1998, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. Having regard to the location of the site in an area zoned "to protect and/or improve residential amenity" in the current Development Plan for the area, to the intensity of development proposed, which consists of meeting room, library/information centre, three offices and kitchen in the main building and a creche and offices in the building to the rear, and to the area which generally consists of single family houses, it is considered that the proposed development would seriously injure the amenities of the area and would be contrary to the proper planning and development of the area.
2. It is considered that the provision for off-street parking space is inadequate and would result in the use of the adjacent street network for on-street parking thereby tending to create serious traffic congestion. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Rosabill Ní Rí

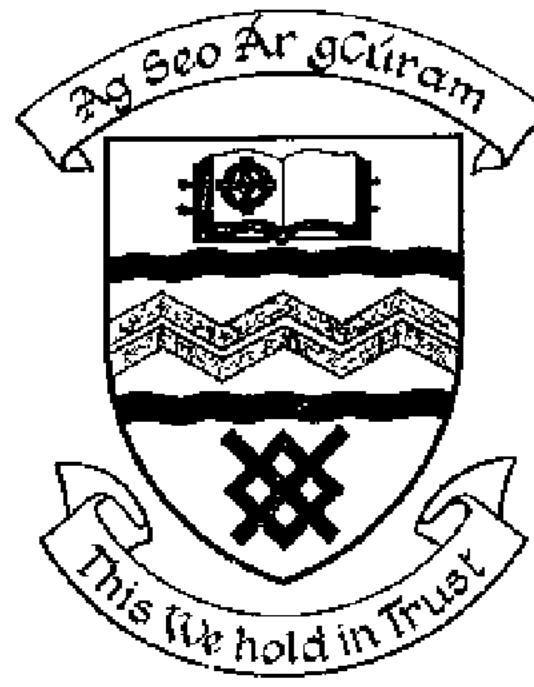
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 15th day of March 1999.

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

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
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**PLANNING
DEPARTMENT**
P.O. Box 4122,
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1651	Date of Decision 19/08/98
Register Reference S98A/0419	Date 23rd June 1998

Applicant Clondalkin Travellers Development Group

Development Change of use of cottage to resource centre and for reconstruction and conversion of existing shed to creche.

Location Rye Cottage, Boot Road, Clondalkin, Dublin 22.

Floor Area Sq Metres

Time extension(s) up to and including

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.

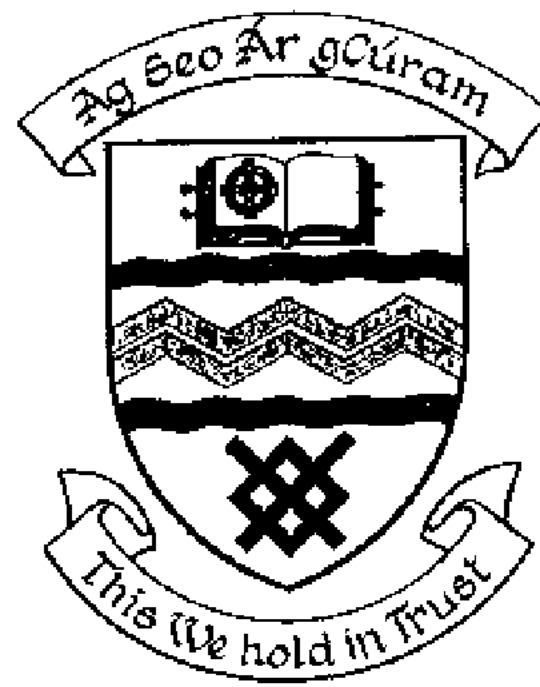
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

D.C. 20/08/98
for SENIOR ADMINISTRATIVE OFFICER

H.K. O'Daly & Associates,
Kingswood,
Naas Road,
Clondalkin,
Dublin 22.

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Reasons

- 1 The site is located in an area zoned 'A' to protect and/or improve residential amenity in the 1993 Dublin County Development Plan. The proposed development would be seriously injurious to and depreciate the value of property in the vicinity. In this regard the intensity of development proposed which consists of Meeting Room, Library Information Centre, 3 offices and kitchen in the main structure and a creche and offices in the building at the rear has to be considered excessive. It is noted that the area generally consists of single family residential development.
- 2 The proposed creche with toilet and no ventilating lobby and no open space area for use as a play area is substandard.
- 3 The parking area between the buildings is little more than pedestrian circulation area and would accommodate possibly 2 cars. The parking area at the front would accommodate 2 more cars. Such inadequate off street car parking facilities would result in the use of the adjoining road network for on street car parking, thereby creating serious traffic congestion. In this regard it is noted that the existing road width at vehicular entrance points does not comply with current normal estate standards. There is no footpath on the Commons Road frontage.
- 4 The proposed development is aimed primarily at patrons living outside the immediate residential community. The increase in traffic movements into and out of this area would result in serious injury to the amenities of the area.

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