

C

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



Halla an Chontae,  
Lár an Bhaile, Tamhlacht,  
Baile Átha Cliath 24.

Telefon: 01-414 9000  
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**PLANNING  
DEPARTMENT**  
County Hall,  
Town Centre, Tallaght,  
Dublin 24.

Telephone: 01-414 9000  
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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 0237	Date of Decision 31/01/2002
Register Reference S01A/0808	Date 04/12/01

**Applicant** Englefield Ltd.,

**Development** Change of use of snooker hall to licensed restaurant at first floor with new 3-storey entrance stairwell and A.T.M. machine at front and for a three-storey extension to side containing retail use at ground floor, restaurant use at first floor as an extension to restaurant referred to herein and a managers apartment at second floor.

**Location** Vivo Supermarket, Killinarden Road, Tallaght, Dublin 24.

**Floor Area** Sq Metres

**Time extension(s) up to and including**

**Additional Information Requested/Received** /

**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.

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

Signed on behalf of the South Dublin County Council

Kenny Kane Associates,  
12/13 Cumberland Street,  
Dun Laoghaire,  
Co. Dublin.

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REG REF. S01A/0808

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for SENIOR ADMINISTRATIVE OFFICER

31/01/02

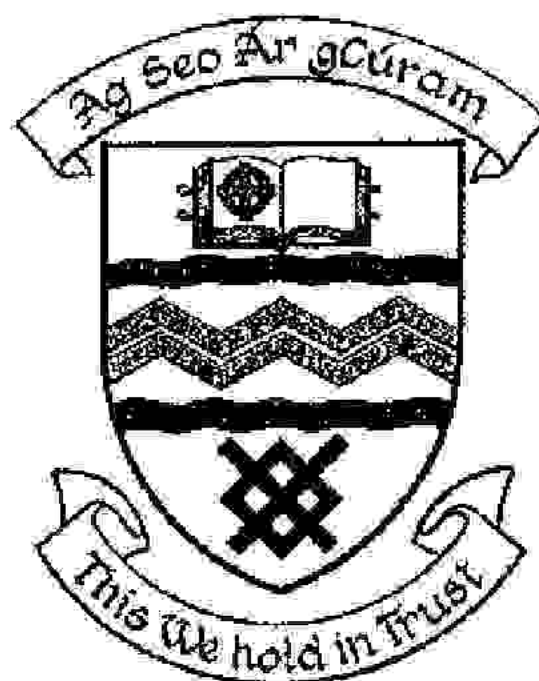
**Reasons**

- 1 It is Council policy "to maintain the future viability of the existing...local shopping centres in the County" and to ensure that retail development "should be located within designated centres" (i.e. Town Centre, District Centre and Local Centre zones) (paragraph 2.5.1 'Policy SI: Existing Centres' of the South Dublin County Development Plan, 1998). The proposal to locate retail and restaurant development on land zoned 'objective E' (to provide for industrial and related uses) would threaten the future viability of, and depreciate the value of commercial property in, the nearby 'Local Centres'. The proposed development would therefore contravene materially a development objective of the South Dublin County Development Plan, 1998.
- 2 The proposed development is located on lands zoned 'Objective E' where, according to Council policy, residential development is 'not permitted'. The proposed development would therefore contravene materially a development objective of the South Dublin County Development Plan, 1998, to use the site primarily for industrial purposes.
- 3 The site of the proposed development is located in an area zoned 'objective E' "to provide for industrial and related uses" in the South Dublin County Council Development Plan 1998. Within areas zoned thus it is Development Plan policy that office development is 'open for consideration' depending on the size or extent of the proposal and the particular site location. The development of speculative office development which would be unrelated to any

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industrial / warehouse use could lead to the edging out of industrial and related uses from lands zoned to provide for such uses. The proposed development, by itself and the precedent it would set, would therefore be contrary to the proper planning and development of the area.

- 4 The proposed development does not provide for car-parking spaces to the standard required by South Dublin County Development Plan, 1998. As such the proposed development would be contrary to the proper planning and development of the area.

NOTE: The proposed ground floor use is unclear in that the drawings refer to office use, while the public notices refer to retail use.