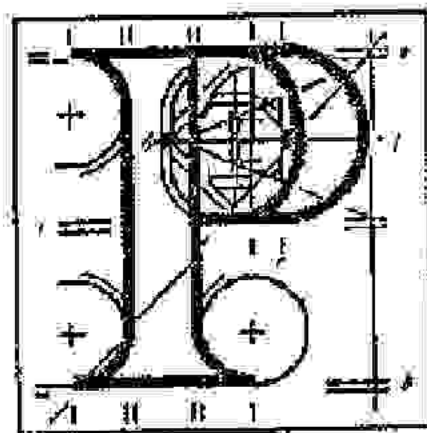


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S00A/0075	
1. Location	8 Tower Road, Clondalkin, Dublin 22.		
2. Development	Change of use from residential to community facility to include garage conversion.		
3. Date of Application	11/02/00	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Patrick Cassidy Architects, Address: Bloom House, 15 Mountjoy Square,		
5. Applicant	Name: Barnardos, Address: Christchurch Square, Dublin 8.		
6. Decision	O.C.M. No. 0720 Date 07/04/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	08/05/2000	Written Representations	
9. Appeal Decision	06/12/2000	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 1999

County South Dublin

Planning Register Reference Number: S00A/0075

APPEAL by Barnardos care of John Spain Associates of Clifton House, Lower Fitzwilliam Street, Dublin against the decision made on the 7th day of April, 2000 by the Council of the County of South Dublin to refuse permission for development comprising change of use from residential to community facility to include garage conversion at 8 Tower Road, Clondalkin, Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

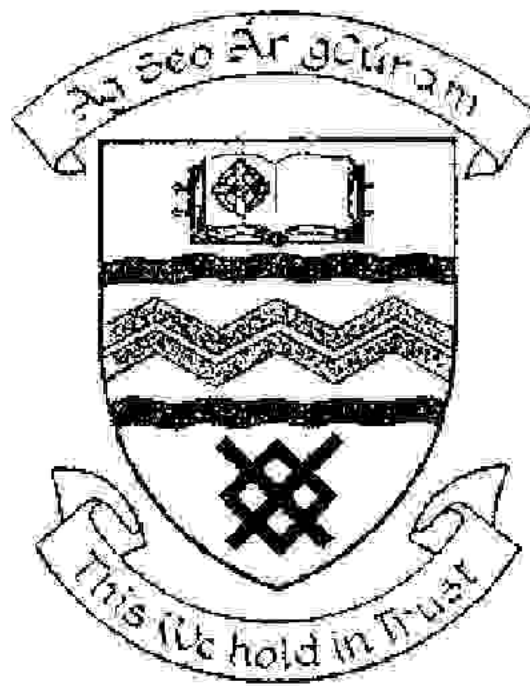
SCHEDULE

1. The proposed change of use, by reason of the general activity associated with the proposed community centre, would seriously injure the amenities of adjoining residents and would, therefore, contravene materially the development objective "A" of the planning authority set out in the current South Dublin County Development Plan, which seeks "to protect and/or improve residential amenity", which objective is considered reasonable. The proposed development would, therefore, be contrary to the proper planning and development of the area.
2. Having regard to the location of the site within the Clondalkin Conservation Area where it is the policy of the planning authority in the current South Dublin County Development Plan to conserve the existing residential accommodation within the conservation areas of Clondalkin and to maintain the residential character of these areas. It is considered that the proposed development would contravene this policy, which is considered reasonable, would seriously injure the amenities of the area and be contrary to the proper planning and development of the area.

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

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

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PLANNING
DEPARTMENT
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

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NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0720	Date of Decision 07/04/2000 <i>fm</i>
Register Reference S00A/0075	Date 11/02/00

Applicant Barnardos,
Development Change of use from residential to community facility to include garage conversion.
Location 8 Tower Road, Clondalkin, Dublin 22.

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

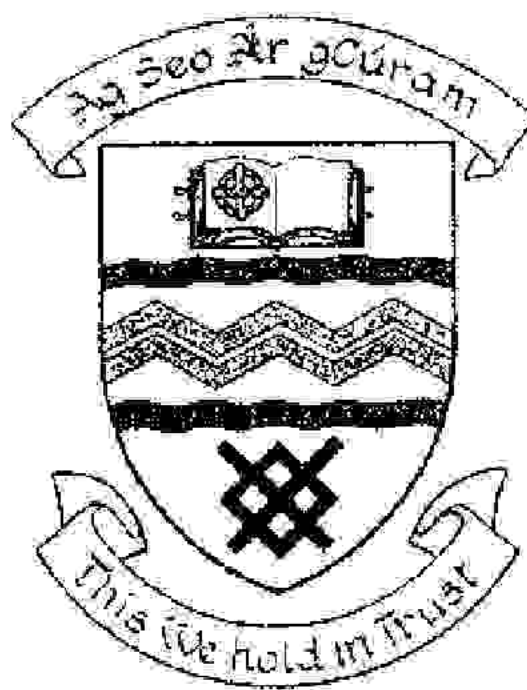
fm
.....
For SENIOR ADMINISTRATIVE OFFICER 07/04/00

Patrick Cassidy Architects,
Bloom House,
15 Mountjoy Square,
Dublin 1.

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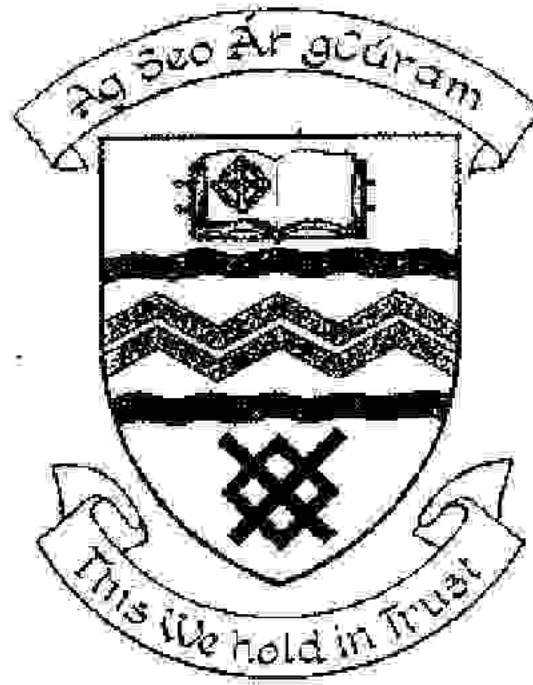
Reasons

- 1 The proposed development by reason of its non residential nature and loss of front garden to accommodate off street car parking, would seriously injure the amenities and depreciate the value of property in the vicinity, and therefore would materially contravene a zoning objective for the area, which is to 'protect and/or improve residential amenity' in the South Dublin County Council Development Plan, 1998.
- 2 The proposed development, by itself or by the precedent which a grant of permission for it would set for other similar development, would lead to the erosion of the remaining residential housing stock along Tower Road. The protection of this attractive row of dwellings and the encouragement to retain a residential presence in the village centre after commercial closing hours, is vital to the long term sustainable regeneration of Clondalkin Village. This development is therefore contrary to the proper planning and development of the area.
- 3 The proposed development would materially contravene the policy in the South Dublin County Council Development Plan, 1998 regarding the conservation of the existing housing stock of the County where ever possible and to protect and improve residential amenities in existing residential areas. Policy 2.2-3(ii) of the current Development Plan states that the implementation of this policy will involve the use of the Council's powers under planning legislation to curtail the change of use of existing housing to other uses and to prevent any new development or change of use which would seriously reduce the amenity of nearby dwellings. Therefore the proposed development would be contrary to the proper planning and development of the area.
- 4 The proposed development would materially contravene development control objective 3.3.4 of the South Dublin County Council Development Plan, 1998, regarding development in Conservation Areas. This objective states that any new development or alterations to the existing fabric of the area will be considered in relation to the particular features of the conservation area. It is noted that the

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proposed development is located within a conservation area. It is considered that the existing fabric of that part of Tower Road zoning objective 'A', is still primarily one of residential properties, with large front and rear gardens. The proposed development would therefore be injurious to this fabric and contrary to the proper planning and development of the area.