

## COMHAIRLE CHONTAE ÁTHA CLIATH

|                                  |   |                                      |   |
|----------------------------------|---|--------------------------------------|---|
| File Reference<br>P.C. 14804     | LOCAL GOVERNMENT (PLANNING AND<br>DEVELOPMENT) ACT 1963 & 1976<br>PLANNING REGISTER |                                      | REGISTER REFERENCE<br>R.A. 612 <b>S</b>   |
| 1. LOCATION                      | Kilpark House, Convent Road, Clondalkin, Co. Dublin.                                |                                      |   |
| 2. PROPOSAL                      | Change of use of ground floor to shop and extension<br>to dwellinghouse             |                                      |   |
| 3. TYPE & DATE<br>OF APPLICATION | TYPE<br><br>O.P.  | Date Received<br><br>14th April, '78 | Date Further Particulars<br>(a) Requested<br>1. ....<br>2. ....<br>(b) Received<br>1. ....<br>2. .... |
| 4. SUBMITTED BY                  | Name C. V. Kelly, Esq.,<br>Address Kilpark House, Clondalkin, Co. Dublin.           |                                      |   |
| 5. APPLICANT                     | Name DO.<br>Address   |                                      |   |
| 6. DECISION                      | O.C.M. No. P/2097/78<br>Date 13/6/78  |                                      | Notified 13th June, 1978<br>Effect Outline permission<br>refused                                      |
| 7. GRANT                         | O.C.M. No.<br>Date  |                                      | Notified<br>Effect  |
| 8. APPEAL                        | Notified 13th July, 1978<br>Type 1st Party  |                                      | Decision 29th January 1979<br>Effect Outline permission granted<br>by An Bord Pleanála                |
| 9. APPLICATION<br>SECTION 26 (3) | Date of<br>application  |                                      | Decision<br>Effect  |
| 10. COMPENSATION                 | Ref. in Compensation Register   |                                      |   |
| 11. ENFORCEMENT                  | Ref. in Enforcement Register  |                                      |   |
| 12. PURCHASE<br>NOTICE           |   |                                      |   |
| 13. REVOCATION<br>or AMENDMENT   |   |                                      |   |
| 14.                              |   |                                      |   |
| 15.                              |   |                                      |   |
| 16.                              |   |                                      |   |
| Prepared by .....                |   | Copy issued by ..... Registrar.      |   |
| Checked by .....                 |   | Date .....                           |   |
| Grid Ref.                        | O.S. Sheet  | Co. Accts. Receipt No. ....          |   |
|                                  |   |                                      |   |

PL 6/5/42702

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: R.A. 612

APPEAL by Charles V. Kelly of Kilpark House, Convent Road, Clondalkin, County Dublin against the decision made on the 13th day of June, 1978, by the Council of the County of Dublin deciding to refuse to grant an outline permission for the change of use of the ground floor of a house to a shop and the erection of an extension to the house at Kilpark House, Convent Road, Clondalkin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reasons set out in the Schedule hereto, to grant outline permission for the said change of use and the erection of the said extension in accordance with the said plans and particulars and the said outline permission is hereby granted.

SCHEDULE

Having regard to the fact that commercial development exists on both sides of the site, it is not considered that the proposed development would be contrary to the proper planning and development of the area.

J. J. McMAHON

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

Dated this 29<sup>th</sup> day of January 1979.

DUBLIN COUNTY COUNCIL

TELEPHONE: 42951 (EXT. 131)

Planning Department,  
46-49 Dame Street,  
Dublin 2.

NOTIFICATION OF A DECISION TO REFUSE:  
OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~  
LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACT, 1963.

To:  
..... G.V. Kelly, Esq., .....  
..... Kilpark House, .....  
..... Convent Road, .....  
Clondalkin, Co.Dublin.

Register Reference No: R.A.612.

Planning Control No: 14804

Application received: 14/4/78.

APPLICANT: ..... C.V. Kelly

In pursuance of its functions under the above mentioned Act the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order... P/2097/78, dated 13th June, 1978, decide to refuse:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

for ... proposed change of use of ground floor to shop and extension to dwelling-.....

house at Kilpark House, Convent Road, Clondalkin,

for the following reasons:

1. It is an objective of the Planning Authority that the area in which the site is located be reserved "to preserve and improve residential amenity. A shop, as proposed, would not be consistent with this use zoning and would militate against the proper development of the area.
2. The site is quite a small one and to extend the structure to provide residential accommodation as a replacement of the existing ground floor would result in overdevelopment of the site and inadequate open space for a dwelling unit and a shop.
3. A shop, as proposed, would represent a most undesirable extension of the shopping district into the residential area.
4. The shop would be located too close to the road and would increase traffic hazard in the area and would interfere with the amenities of the area.
5. No satisfactory offstreet carparking facilities can be provided for this development. Convent Road opposite this site is extremely narrow and cars stopping at this point on Convent Road would interfere with the free flow of traffic on the road, thus causing serious traffic hazard.
6. The proposed development would generate additional traffic on the existing road network which is already overloaded, and would create serious traffic hazard by reason of the additional vehicle movements and stops.

Signed on behalf of the Dublin County Council: *MB*

Date: 13th June, 1978.

NOTE: An appeal against the decision may be made to the Minister by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to the Secretary, ( Planning Appeals Section), Department of Local Government, Custom House, Dublin 1. When an appeal has been duly made and has not been withdrawn the Minister for Local Government will determine the application for permission as if it had been made to him in the first instance.