

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference  9	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976  PLANNING REGISTER		REGISTER REFERENCE  86 A/635
1. LOCATION	Knockmitten, Clondalkin		
2. PROPOSAL	Public House/Community Services Building		
3. TYPE & DATE OF APPLICATION	TYPE  P.	Date Received  9.5.86	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">Date Further Particulars (a) Requested</div> <div style="width: 45%;">(b) Received</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> 1. .... ..... 2. .... </div> <div style="width: 45%;"> 1. .... ..... 2. .... </div> </div>
4. SUBMITTED BY	Name John P. Keenan & Assoc. Archs., Address Herbert House, 4 Herbert Place, Dublin 2		
5. APPLICANT	Name Dorcorn Devs. Ltd., Address Scope House, Whitehall Rd. West, Dublin 12		
6. DECISION	O.C.M. No. P/2412/86 Date 7th July, 1986		Notified 7th July, 1986 Effect To refuse permission
7. GRANT	O.C.M. No. Date		Notified Effect
8. APPEAL	Notified 11th Aug., 1986 Type 1st Party		Decision Permission granted by An Bord Pleanála. Effect 13/8/87
9. APPLICATION SECTION 26 (3)	Date of application		Decision Effect
10. COMPENSATION	Ref. in Compensation Register		
11. ENFORCEMENT	Ref. in Enforcement Register		
12. PURCHASE NOTICE			
13. REVOCATION or AMENDMENT			
14.	Permission for extension of permission pursuant to Section 4 of the Local Government (Planning and Development) 1982, was refused 17/5/93		
15.			

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No .....

COMHAIRLE CHONTAE ATHA CLIATH

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS 1963 -1992  
PLANNING REGISTER

REGISTER REFERENCE : 86A/0635

LOCATION : Knockmitten, Clondalkin

PROPOSAL : Public house and community services building

APP. TYPE : Extension of Duration of Permissio DATE RECEIVED : 11.08.93

AGENT NAME & ADDRESS  
John P. Keenan M.R.I.A.I. Arch.,  
Herbert House,  
4 Herbert Place,  
Dublin 2

APPLICANT NAME & ADDRESS  
Dorcorn Developments Ltd.  
Scope House Whitehall Road West  
Perrystown Dublin 12

DECISION : *Grant* ~~REFUSE~~ EXTENSION OF DURATION PERMISSION

O.C.M.No. : P/ ~~1651~~ <sup>1730</sup> /93 Date : ~~17.05.93~~ 30.08.93.

GRANT : ~~REFUSE~~ EXTENSION OF DURATION PERMISSION

O.C.M.No. : P/ /93 Date :

APPEAL NOTIFIED : TYPE OF APPEAL :

APPEAL DECISION :

MATERIAL CONTRAVENTION SECTION 26(3) :

ENFORCEMENT : | COMPENSATION : | PURCHASE NOTICE :

REVOCATION OR AMENDMENT :

E.I.S.REQUESTED : | E.I.S.RECEIVED : | E.I.S.APPEAL :

*Extension of duration of permission of 10 12/8/95.*

REGISTRAR

DATE

RECEIPT NO.

# DUBLIN COUNTY COUNCIL

Tel. 724755 (ext. 262/264)

PLANNING DEPARTMENT,  
BLOCK 2,  
IRISH LIFE CENTRE,  
LR. ABBEY STREET,  
DUBLIN 1.

## NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION: APPROVAL~~  
XXXXXXXXXXXX  
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To..... John P. Keenan & Assoc.,  
..... Architects,  
..... Herbert House,  
..... 4 Herbert Place,  
Applicant..... Dublin 2 Dorcom Developments Ltd.,  
Register Reference No. 86A/635  
Planning Control No.  
Application Received 9th May 1986  
Additional Information Received

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 2412/86, dated 7.7.86 decided to refuse:

~~OUTLINE PERMISSION~~

PERMISSION

~~APPROVAL~~

For..... Proposed public house and community services building in previously  
..... approved location at Knockmitten, Clondalkin  
for the following reasons:

1. The size of the licensed premises is totally excessive relative to the demands of the community which it is intended to serve. Such a large licensed premises would tend to draw customers from outside the area and as such would be seriously injurious to the residential amenities of the area.
2. Off Street Car Parking facilities proposed are completely inadequate for a development of the size proposed. In this regard there is a shortfall of some 44 car spaces. Such a shortfall would result in on-street car parking on adjoining residential roads and on the local Distributor Road which provides access to the site. Such a development would be seriously injurious to the residential amenities of the area and would endanger public safety by reason of a traffic hazard.
3. The layout and size of the Community Services building is inadequate. It is considered that provision should be made for a site for a community services building of a floor area of 50ft. X 80ft.

Signed on behalf of the Dublin County Council .....

for PRINCIPAL OFFICER

Date ..... 7th July 1986.....

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanála. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to An Bord Pleanála, Irish Life Centre, Lower Abbey Street, Dublin 1. An appeal lodged by an applicant or his agent with An Bord Pleanála will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanála for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanála a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanála in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.



AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

B

County Dublin

Planning Register Reference Number: 86A/635

APPEAL by Dorcom Developments Limited, care of John P. Keenan of Herbert House, 4 Herbert Place, Dublin, against the decision made on the 7th day of July, 1986, by the Council of the County of Dublin to refuse permission for development comprising the erection of a public house and community services building in a previously approved location at Knockmitten, Clondalkin, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reason set out in the First Schedule hereto, to grant permission for the said development in accordance with plans and particulars lodged with the said Council, as amended by the revised plans and particulars lodged with An Bord Pleanála, subject to the conditions specified in the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in the said Second Schedule and the said permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

It is considered that subject to compliance with the conditions set out in the Second Schedule hereto, the proposed development would be in accordance with the proper planning and development of the area.

SECOND SCHEDULE

1. The proposed licensed premises shall be a single storey structure only and shall be constructed in accordance with the revised drawings received by An Bord Pleanála on the 1st day of April, 1987.

Reason: In the interest of the proper planning and development of the area.

2. The area outlined in blue on drawing number 8615-01 received by An Bord Pleanála on the 15th day of September 1986 shall be reserved as a site for a community centre.

Reason: To provide for the orderly development of this new residential area.

3. Off street car parking shall be provided in accordance with the revised site layout received by An Bord Pleanála on the 1st day of April 1987. The construction of the parking area shall comply with the detailed requirements of the planning authorities for such works.

Reason: In the interest of traffic safety and orderly development.

SECOND SCHEDULE (CONTD.)

4. Water supply and drainage arrangements including the disposal of surface water shall comply with the detailed requirements of the planning authority for such services and works.

Reason: In the interest of public health and to ensure a proper standard of development.

5. No advertising material or sign not indicated in the submitted drawings shall be erected on the site or the structure unless permission for such advertising material or sign has first been granted by the planning authority or An Bord Pleanála on appeal.


Reason: In the interest of orderly development and visual amenity.

6. Details of the entrance to the site and of the treatment of the roadside boundary of the site shall be agreed with the planning authority before the commencement of development.

Reason: In the interest of traffic safety and orderly development.

7. The developers shall pay a sum of money to Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of public services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

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

Dated this 28th day of August 1987.

-2-

SECOND SCHEDULE (CONTD.)

4. Water supply and drainage arrangements including the disposal of surface water shall comply with the detailed requirements of the planning authority for such services and works.

Reason: In the interest of public health and to ensure a proper standard of development.

5. No advertising material or sign not indicated in the submitted drawings shall be erected on the site or the structure unless permission for such advertising material or sign has first been granted by the planning authority or An Bord Pleanála on appeal.


Reason: In the interest of orderly development and visual amenity.

6. Details of the entrance to the site and of the treatment of the roadside boundary of the site shall be agreed with the planning authority before the commencement of development.

Reason: In the interest of traffic safety and orderly development.

7. The developers shall pay a sum of money to Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of public services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

  
\_\_\_\_\_  
Member of An Bord Pleanála duly  
authorized to authenticate the  
seal of the Board.

Dated this 3<sup>rd</sup> day of August

1987.



SECOND SCHEDULE (CONTD.)

4. Water supply and drainage arrangements including the disposal of surface water shall comply with the detailed requirements of the planning authority for such services and works.

Reason: In the interest of public health and to ensure a proper standard of development.

5. No advertising material or sign not indicated in the submitted drawings shall be erected on the site or the structure unless permission for such advertising material or sign has first been granted by the planning authority or An Bord Pleanála on appeal.

Reason: In the interest of orderly development and visual amenity.

6. Details of the entrance to the site and of the treatment of the roadside boundary of the site shall be agreed with the planning authority before the commencement of development.

Reason: In the interest of traffic safety and orderly development.

7. The developers shall pay a sum of money to Dublin County Council as a contribution towards the provision of public services in the area. The amount to be paid and arrangements for payment shall be as agreed between the developers and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

Reason: The provision of public services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.

*John [Signature]*

---

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

Dated this 13<sup>th</sup> day of August 1937.