

# COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 86A/627
1. LOCATION	Nangor Road, Clondalkin		
2. PROPOSAL	Change of use of offices to snooker hall/Alterations		
3. TYPE & DATE OF APPLICATION	TYPE  P	Date Received  8 May, 1986	Date Further Particulars
			(a) Requested 1. 4th July, 1986 2. ....
			(b) Received 1. 29/7/86 2. ....
4. SUBMITTED BY	Name Mr. Patrick MacNeill, B. Architect, Address 22 Crofton Road, Dunlaoghaire, Co. Dublin		
5. APPLICANT	Name Toltec Limited, Address 12 Mary's Lane, Dublin 2.		
6. DECISION	O.C.M. No.	P/3566/86	Notified 25th Sept., 1986
	Date	25th Sept., 1986	Effect To refuse permission
7. GRANT	O.C.M. No.		Notified
	Date		Effect
8. APPEAL	Notified	30th Oct., '86	Decision Permission granted by Ar
	Type	1st Party	Effect 1/4/87
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.			
15.			

Prepared by .....

Checked by .....

Copy issued by ..... Registrar.

Date .....

Co. Accts. Receipt No. ....

AN BORD PLEANALALOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983County DublinPlanning Register Reference Number: 86A/627

**APPEAL** by Toltec Limited, care of Anthony Manahan and Associates, of Fountain House, 55, Main Street, Rathfarnham, Dublin, against the decision made on the 25th day of September, 1986, by the Council of the County of Dublin, to refuse permission for development comprising a change of use of residual internal space from offices to snooker hall and for the covering of internal yard space for snooker use and for change of approved entrance door at former Clondalkin Paper Mills Offices at Nanor Road, Clondalkin, 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, 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 the intensification of development on the site would be consistent with the proper planning and development of the area, provided that the conditions set out in the Second Schedule hereto are complied with.

SECOND SCHEDULE

1. The developer shall pay a financial contribution of £6,160 to Dublin County Council towards the cost of road works in the area. Arrangements for payment shall be as agreed between the developer and the said Council prior to the commencement of development or, failing agreement, shall be as determined by An Bord Pleanála.

**Reason:** The improvement of the road will facilitate the proposed development, and it is considered reasonable that the developer should contribute towards the cost of such improvements.

Contd./...

SECOND SCHEDULE (CONTD.)

2. The existing entrance shall be closed and a new entrance shall be provided at the eastern end of the road frontage of the site. The design details of the new entrance shall be agreed with the planning authority and implemented within a period of six months from the date of this order.

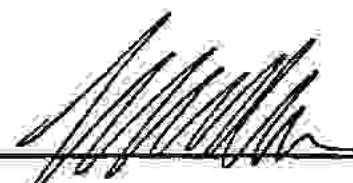
**Reason:** In the interest of traffic safety.

3. The additional snooker tables shall not be used between the hours of 11.00 p.m. and 08.00 a.m.

**Reason:** The traffic and general activity associated with late opening hours would conflict with the preservation of the amenities of adjoining residential properties.

4. The original parking area along the eastern side of the building on the site shall be demarcated to the satisfaction of the planning authority.

**Reason:** To ensure a proper standard of development.

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

Dated this 28<sup>th</sup> day of April 1987.



# DUBLIN COUNTY COUNCIL

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

Tel. 724755 (ext. 262/264)

## NOTIFICATION OF A DECISION TO REFUSE:

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

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

To..... Mr. Patrick MacNeill,..... Register Reference No. .... 86A/627.....  
..... 22, Crofton Road,..... Planning Control No. ....  
..... Dun Laoghaire,..... Application Received ..... 8/5/'86.....  
..... Co. Dublin...... Additional Information Received ..... 29/7/'86.....  
Applicant ..... Toltec Ltd......

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/ 3566/86, ..... dated ..... 25/9/'86 ..... decided to refuse:

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

For ..... Proposed change of use of internal space from offices to snooker hall.....  
..... and for the covering of internal yard space, for snooker use and for.....  
..... change of approved entrance door at former Clondalkin Paper Mills.....  
for the following reasons: Office at Nangor Road, Clondalkin.

1. It is the opinion of the Planning Authority that intensification of development on this site would necessitate improvements to the existing entrance to the site. These improvements consist of:

- a) The entrance gates being located at the eastern end of the applicants road frontage;
- b) Gates to be recessed 4.5m. behind road reservation line;
- c) Entrance to be 5 metres wide with wing walls at 45° splay;
- d) The level of the entrance to take into account the long term road levels in front of this site;
- e) Level at gate to be 11 inches above existing crown of road;
- f) A contribution of £9,520. towards the improvements of footpaths etc., on the Nangor Road.;
- g) The existing local stone boundary wall and entrance area to be set back.

The applicant by way of additional information has stated that he is not in a position to carry out the necessary improvements to the existing entrance. Accordingly, it is the opinion of the Planning Authority that the proposed development would endanger public safety by reason of a traffic hazard.

2. Insufficient information has been submitted as to how the area of land outlined in blue on the lodged plans is to be or can be developed.

Signed on behalf of the Dublin County Council .....  
for PRINCIPAL OFFICER

Date ..... 25th. September, 1986. .....

### IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. 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 Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1.* An appeal lodged by an applicant or his agent with An Bord Pleanala 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 Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala 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 Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

Mr. Patrick MacNeill,  
2 Crofton Road,  
Dun Laoghaire,  
Co. Dublin.

86A-627

4th July, 1986.

Re: Proposed change of use of internal space from offices to  
snooker hall and for the covering of internal yard space,  
for snooker use and for change of approved entrance at  
former Clondalkin Paper Mills offices at Nangor Road,  
Clondalkin for Toltec Ltd.

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Dear Sir,

With reference to your planning application received here on 8th May, 1986, in connection with the above, I wish to inform you that before the application can be considered under the Local Government (Planning and Development) Acts, 1963-1983, the following additional information must be submitted in quadruplicate:-

1. The northern part of the site is affected by a road reservation for the improvement of the Old Nangor Road (Roads Department drawing no. RPS 1788 refers). This reservation will require the existing local stone boundary wall and entrance area to be setback. The applicant is requested to indicate if he is in a position to set back the existing boundary wall to conform to R.P.S. 1788 and to provide a new entrance to the requirements of the Council's Roads Engineer. Details are required of the treatment of the area between the existing and new front boundary. Cognisance shall be taken of the difference in levels on either side of the existing front (northern) boundary wall. The existing local stone walling material should be retained for any new wall construction. Applicant is advised to consult with the Roads Engineer in this regard.

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2. The applicant is to indicate proposals to reduce the height of the existing or new local stone boundary wall along the western/northern boundary of the site in order to improve visibility of the adjoining laneway and the Old Nangor Road.
3. The applicant is requested to indicate his proposals for the area outlined blue on the site location map lodged with the application and under control of the applicant. In this regard, as part of its proposals for the Camac Valley Linear Park, the Planning Authority is considering a proposal to create a pedestrian link from the Camac River Valley Park to the Round Tower. Part of this pedestrian link traverses the southern end of the applicants site. The Planning Authority seeks clarification as to the applicants intentions with regard to accommodating this proposal on lands under his control.
4. The current application involves an intensification of an authorised commercial undertaking on an elevated and prominent site just off the Old Nangor Road and close to the existing commercial core of Clondalkin. Having regard to the requirements for boundary setback and reduction in overall height of boundary walls, the elevational treatment proposed is not clear to the Planning Authority. The applicant is requested to indicate details of elevational treatment particularly along the northern and eastern sides of the building. In this regard, an improvement of the existing finish would be desirable.
5. The applicant is requested to indicate his proposals for additional off-street car parking to accommodate the additional 11 snooker tables proposed. In this regard, an additional 14 spaces are required.

Please mark your reply "Additional Information" and quote the Reg. Ref. No. given above.

Yours faithfully,

  
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For Principal Officer.