

COMHAIRLE CHONTAE ÁTHA CLIATH

P. C. Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE 85A/1005	
1. LOCATION	Nangor Road, Clondalkin (Former Clondalkin Paper Mills Office) S			
2. PROPOSAL	Change of use from offices to snooker club			
3. TYPE & DATE OF APPLICATION	TYPE P	Date Received 26 July 1985	Date Further Particulars	
			(a) Requested	(b) Received
			1.	1.
			2.	2.
4. SUBMITTED BY	Name Patrick McNeill, Architect, Address 22 Crofton Road, Dun Laoghaire, Co. Dublin			
5. APPLICANT	Name Toltec Limited, Address c/o 55 Main Street, Rathfarnham, Dublin 14			
6. DECISION	O.C.M. No. P/3416/85		Notified 24th Sept., 1985	
	Date 24th Sept., 1985		Effect To refuse permission	
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified 14th Oct., 1985		Decision Permission granted by	
	Type 1st Party		Effect An Bord Pleanala 28th Feb., 1986	
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

Date

Co. Accts. Receipt No

Registrar.

AN BORD PLEANALA

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

County Dublin

Planning Register Reference Number: 85A/1005

APPEAL by Toltec Limited, care of 55 Main Street, Rathfarnham, Dublin, against the decision made on the 24th day of September, 1985, by the Council of the County of Dublin, to refuse permission for development comprising the change of use of part of former Clondalkin Paper Mills administrative office from office use to snooker club at Nangor Road, Clondalkin, County Dublin, in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1983, it is hereby decided, for the reasons set out in the First Schedule hereto, to grant permission for the said development in accordance with the said plans and particulars, 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 proposed development would not be injurious to the amenities of nearby residential properties, or otherwise contrary to 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 proposed snooker club shall not operate between the hours of 11.00 p.m. and 8.00 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.

2. (a) Land expected to be required by the planning authority for the improvement of the Old Nangor Road on the northern boundary of the site shall be reserved free of development.

(b) The 17 number parking spaces shown adjoining the Old Nangor Road shall be re-located to the satisfaction of the planning authority on land within the developer's ownership or control to the south of the building included within this appeal.

(c) Details of the access on to the Old Nangor Road shall be as agreed with the planning authority prior to the commencement of development or, failing such agreement, shall be as determined by An Bord Pleanála.

Reason: (a, b and c). In the interest of traffic safety and the orderly development of the area.

SECOND SCHEDULE (CONTD.)

3. (a) The eastern boundary of adjoining land within the developer's ownership or control shall be planted in accordance with a detailed landscaping plan to be submitted for the written agreement of the planning authority prior to the commencement of development. Failing such agreement, the landscaping details shall be as determined by An Bord Pleanála.

Reason: In the interest of visual amenity.

- (b) No car parking shall be permitted adjoining that boundary with dwellings to the east of the site.


Reason: In the interest of residential amenity.

4. The developer shall pay a financial contribution of £2,000 (two thousand pounds) to the Dublin County Council prior to the commencement of development towards the cost of improving both the Old Nangor Road and the substandard footpath on that road in the vicinity of the site. Arrangements for payment shall be as agreed between the developer and the said Council before development commences or, failing agreement, shall be as determined by An Bord Pleanála.

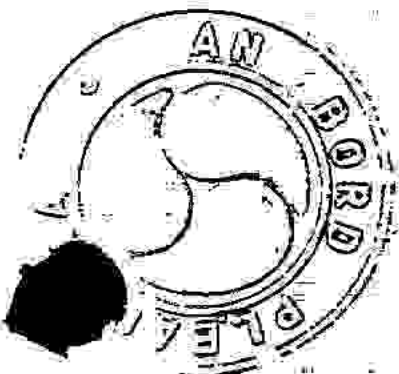
Reason: The improvement of the road and footpath will facilitate the proposed development, and it is considered reasonable that the developer should contribute towards the cost of such improvements.

5. The developer shall submit revised plans showing separation of surface water and foul drainage systems for the written agreement of the planning authority prior to the commencement of development.

Reason: In the interest of public health.


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

Dated this 28th day of February 1986.



724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:
LINE PERMISSION:

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

To: **Anthony Manahan**

"Fountain House."

55 Main Street,

Rathfarnham, Dublin 14.

Plant... $\frac{1}{2}$... Taitco Ltd.

Register Reference No. 85A-1005.
Planning Control No.

Planning Control No

Application Received

Additional Information Received

pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for
County Health District of Dublin, did by order, P/ 3416/85 dated 24/9/85
to refuse:

~~ADDITIONAL PERMISSION~~
PERMISSION

ADMINISTRATIVE PERMISSION

PERMISSION

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ange of use of part of former Clondalkin Paper Mills administrative office at
ger Road, Clondalkin from office use to sneaker club.
owing reasons:
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owing reasons:

Site of the proposed development is located in an area zoned 'E' in the 1983
 Equipment Plan - "to provide for industrial and related uses". A Commercial
 undertaking such as that proposed would be in conflict with this use
 contrary to the proper planning and development of the area.
 Development is located in close proximity to the industrial area.

development is located in close proximity to existing residential dwellings and is injurious to the amenities of the occupants of these houses. Every detail in relation to drainage have not been submitted. Surface water may not discharge into foul sewer system. This has been affected by a Road Widening.

... of the occupants of these houses. Surface water
ory details in relation to drainage have not been submitted. The
may not discharge into foul sewer system. The
s affected by a Road Widening proposal to a maximum depth of 6 metres. The
his has not been provided for within the development.

Dublin County Council

for PRINCIPAL OFFICER

Date - 24th September, 1985.

24th September, 1985.....