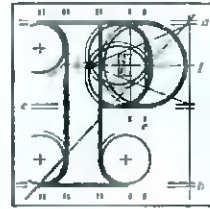


Our Case Number: ABP-312579-22

Planning Authority Reference Number: SD21A/0044



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

**LAND USE, PLANNING
& TRANSPORTATION DEPT.**

27 JAN 2022

Date: 26 January 2022

Re: Construction of clubhouse and associated site works.
Treepark Road, Kilnamanagh, Dublin 24

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Riomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Barle Átha Cliath 1	Dublin 1
D01 V902	D01 V902

authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-312579-22) the request at 1 on page 1 of this letter has been forwarded.

Signed: Michelle Funnery

Print: (MICHHELLE FUNNERY)

Date: 9/2/22

Yours faithfully,

Liam Halpin

Liam Halpin

Direct Line: 01-8737280

BP07

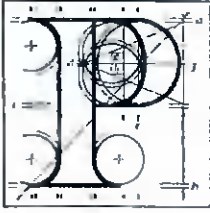
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An
Bord
Pleanála

Planning Appeal Form
(After receiving Leave to Appeal)

AN BORD PLEANÁLA
247597-22
ABP
27 JAN 2022
hand
Time: 11:20 By: hand o.k

Your details

1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Mr. Tony Condren
(Chairperson, Kilnamanagh Family Recreation
Centre CLG)

(b) Address

Treepark Road, Kilnamanagh, Tallaght D.24

Agent's details

2. Agent's details (if applicable)

If an agent is acting for you on **this appeal**, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

Postal address for letters

3. During the appeal, we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1



The agent at the address in Part 2



Details about the proposed development

4. Please provide the An Bord Pleanála Leave to Appeal case number. You can also provide details of the planning authority decision you wish to appeal. If you want, you can include a copy of An Bord Pleanála's or the planning authority's decision as the appeal details.

(a) An Bord Pleanála Leave to Appeal case number

(for example: ABP-300000-20)

ABP – 312166 - 21

(b) Planning authority

(for example: Ballytown City Council)

South Dublin County Council

(c) Planning authority register reference number

(for example: 18/0123)

SD21A/0044

(d) Location of proposed development

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Treepark Road, Kilnamanagh, Dublin 24

Appeal details

5. Grounds

Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below, or you can attach them separately.

We, the board of directors of the Kilnamanagh Family Recreation Centre CLG manage the community centre in Kilnamanagh under a management license granted by the South Dublin County Council. We are appealing the recent decision of the Planning Department of South Dublin County Council on planning application SD 21A/0044 with decision order No. 1493.

Our appeal is based on a single aspect of the development i.e. the 67 car parking spaces that the applicant was subsequently requested to provide by the Roads Department are not within the land of the proposed development but are located in our community centre grounds. We did not make any submission to the planning authority as these car parking spaces were not in the original application that we viewed.

The applicant (Kilnamanagh AFC) did not have the right to indicate 67 car parking spaces within the grounds of our community centre, and as such, we consider the application of the Kilnamanagh AFC to be inaccurate in that respect. These 67 car parking spaces are already part of the 99 car parking spaces that we ourselves had to submit to the planning authority when we were seeking approval for an extension to our building.

This gives rise to serious insurance liability concerns as it would now seem that there would be a conflict of responsibilities between us and the Kilnamanagh AFC. We have always had public liability insurance cover for the ground where these 67 car parking spaces are indicated.

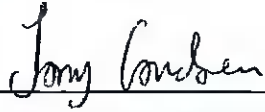
The Kilnamanagh AFC is a club. This club, like other clubs, hires facilities in our community centre. There is no community centre in Kilnamanagh with the name 'Kilnamanagh AFC' as is erroneously stated on three occasions by the Planning Authority (see 'Record of Business and Chief executive's Order' Page 4, Visual amenity section). This unauthorized renaming of our community centre is regarded by us as a disingenuous means to gain a claim to these 67 car parking spaces.

The indicating of the 67 car parking spaces in our carpark seems to have been done by the applicant for the sake of expediency in overcoming the request of the Roads Department for the applicant to submit a revised car parking layout. All of our patrons, including the members of the AFC club, are welcome to park in our car park. However, when AFC football matches are being played, the car parking along the Treepark Road adjacent to the proposed development often gives rise to traffic congestion as our car park cannot accommodate all the vehicles of players and spectators. Now, with senior status been given to the AFC senior team, an increase in car traffic at this location is inevitable.

We are extremely open to work with Kilnamanagh AFC and the SDCC Roads Department to come up with a viable alternative for car parking as we fear that the current planning permission will adversely impact on the centre and on any potential future plans we may have for expansion. It most definitely will impact on the future comfort and enjoyment of our many patrons. The obligation to provide car parking spaces for the Kilnamanagh AFC does not lie with us but we cannot

5. Grounds

understand why the Kilnarnanagh AFC did not identify other locations for car parking such as we have done on the accompanying map. There is also the option of moving the boundary wall and fence of our community centre, as indicated on the map, to make available an additional area for parking. We have also indicated this area on the accompanying map.



Tony Condren (Chairperson, Kilnarnanagh Family Recreation Centre GLG)

Supporting material

6. If you wish, you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

Fee

7. You **must** make sure that the correct **fee** is included with your appeal.

You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#) on your appeal, please tick the “Yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

The National Adult Literacy Agency (NALA)
has awarded this document its Plain English Mark.
Last updated: July 2020.





The location of an area at the end of one of the AFC football pitches which seems very suitable as a car parking space. It already has an access gate off the Treepark Road

The location of another area at the end of another AFC football pitch which seems suitable as a car parking space. The AFC hut in the area, which is currently being used for storage, could easily be transferred to the other side of Treepark Road

The proposed development site of the AFC club house

An area within the boundary of the Kilnamanagh Family Recreation Centre which could be made available to the Kilnamanagh AFC for parking space

Kilnamanagh Family Recreation Centre

Kilnamanagh Family Recreation Centre Car Park