

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**South Dublin County**

**Planning Register Reference Number: SD15A/0370**

An Bord Pleanála Reference Number: PL 06S.246237

**APPEAL** by Abdul Mannan care of Designdrafttechniques of 37 Ashgrove Park, Naas, County Kildare against the decision made on the 4<sup>th</sup> day of February, 2016 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of change of use from light industrial to assembly and continuance of use of part of Unit 3, as a Muslim Prayer Centre at 15 Naas Road, Clondalkin, Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The development that is proposed to be retained is located in a light industrial building, on lands that are subject to an EE (Enterprise and Employment) zoning objective under the South Dublin County Development Plan 2016 – 2022. Having regard to the significance of Monastery Road as a link within the M50/M7 motorway interchange and to the general Clondalkin area, to the significant car parking demand from the existing businesses on this restricted site, and to the demand for car parking that would arise from the retention of the development, it is considered that, in the absence of adequate dedicated on-site car parking, the development to be retained would be deficient in car parking, and would result in over-spill car parking in a road environment that does not have the capacity to cater for it. The development proposed to be retained would, therefore, interfere with the free flow of traffic on and would compromise the level of service and carrying capacity of this road adjoining and providing access to the M50/M7 interchange, and would endanger public safety by reason of traffic hazard.

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

**Dated this                    day of                    2016.**