

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16A/0320

An Bord Pleanála Reference Number: PL 06S.247660

APPEAL by Niamh Lynham of 234 Cherrywood Lawn, Clondalkin, Dublin against the decision made on the 2nd day of November, 2016 by South Dublin County Council to grant subject to conditions a permission to O'Connor Whelan Limited care of Architects Workshop Limited of Suite 1, 20 Harcourt Street, Dublin.

PROPOSED DEVELOPMENT: Change of use of the ground floor from public offices to betting office (totalling 75 square metres), a new external bin storage area to the rear (three square metres) and a new hardwood fascia with painted lettering (3.64 square metres) at the former FÁS offices, 3 Monastery 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 proposed change of use from café to a betting office would consolidate an excessive concentration of betting office uses at this central location, within the core of the town of Clondalkin, which would impact negatively on the vibrancy of the town and undermine the viability and vitality of the Town Centre as a whole and would, therefore, be contrary to policies Urban Centre 1 and 5.9.0 of the South Dublin County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017.