

An  
Bord  
Pleanála

**Board Order**

**ABP-315700-23**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

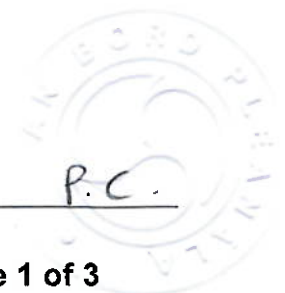
**Planning Register Reference Number: 5181/22**

**Appeal** by Noel Chubb care of Matthew Fagan of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 10<sup>th</sup> day of January, 2023 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Retention of the change of use of a storage shed (granted under planning register reference number 3918/19) to a pool room containing four pool booths as well as the provision of a covered external space containing five pool booths at the rear of 1 Hughes Road East, Walkinstown, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**



## Reasons and Considerations

Having regard to the pattern and character of existing development in the area, the design and scale of the development proposed to be retained, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with and would not materially contravene the zoning objective for the site, would not detract from the visual amenity of the area, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of a traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained and in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The pool room facility proposed to be retained shall not operate outside the hours of 0800 to 2200 Mondays to Saturdays inclusive and shall not operate on Sundays or public holidays.

**Reason:** In the interests of residential amenity and orderly development.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months from the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



**Patricia Calleary**

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

Dated this 08 day of February 2024.