



An
Bord
Pleanála

Board Order
ABP-320909-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0081

Appeal by Gerald Maguire of 4 Diswellstown Cottages, Castleknock, Dublin and by Martin Duggan of 39 Palmerstown Road, Palmerstown, Dublin against the decision made on the 3rd day of September 2024 by South Dublin County Council to grant, subject to conditions, a permission to Dochia Limited C/O Christian Buda care of urbanARQ Limited of Fitzwilliam Square South, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of the change of use from a club function room and kitchen to a restaurant with no material alterations being proposed, at Dublin City Services Sport and Social Club, Coldcut Road, Clondalkin, Dublin.

Decision

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

Reasons and Considerations

Having regard to the South Dublin County Council Development Plan 2022-2028 and the zoning of the site as OS 'to preserve and provide for open space and recreational amenities' it is considered that the proposed development as a restaurant, as part of the overall sports facilities, on this open space land, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of property in the vicinity and would not give rise to traffic safety concerns or undermine the open space/recreational amenity value of the larger site within which it is located. The proposed development would, therefore, be in with proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 7th day of August 2024, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. A car park plan for the 110 spaces shall be submitted for written agreement with the planning authority prior to commencement of development. The car park plan should include proposals for landscaping and lighting and the clear delineation of spaces for the restaurant (29) and remaining 81 spaces, including an appropriate number of disabled parking bays and functional electric charging points to service both facilities. The restaurant use on site shall not open until the agreed parking details are completed on site.

Reason: In the interest of safety, sustainable transportation and visual amenity.

3. The hours of operation of the restaurant shall be from 0800 to 2230 hours.

Reason: In the interest of the amenities of property in the vicinity.

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4. The developer shall control odour emissions from the premises in accordance with measures, including extract duct details, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health and to protect the amenities of the area.

5. There shall no sale of hot food for consumption off the premises.

Reason: In the interest of residential amenity of houses in the vicinity, traffic safety and orderly development.

6. No further advertising signs shall be installed (including those visible through windows), advertising structures, banners, canopies, flags or other projecting elements shall be displayed or erected unless authorised by grant of planning permission.

Reason: In the interest of residential amenity of houses in the vicinity, visual amenity and orderly development.

7. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority.

Reason: In the interest of public health and surface water management.

8. 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 agreed with the planning authority and paid prior to commencement of development 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.

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.


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 06 day of February 2025.