



An
Bord
Pleanála

Inspector's Report

ABP-320909-24

Development	The change of use from a club function room and kitchen to a restaurant with no material alterations being proposed.
Location	Dublin City Services Sport and Social Club, Coldcut Road, Clondalkin, Dublin 22, D22 X210.
Planning Authority Ref.	SD24A/0081
Applicant(s)	Docia Ltd. c/o Christian Buda
Type of Application	Permission
PA Decision	Grant Permission
Type of Appeal	Third Party
Appellant	Gerald Maguire Martin Duggan
Observer(s)	None
Date of Site Inspection	13 January 2025
Inspector	Vanessa Langheld

1.0 Site Location and Description

- 1.1 The appeal site of 0.19 ha is located on Coldcut Road near the junction with the Fonthill Road and within close proximity to the M50 and N4 Interchanges in Clondalkin, Dublin 22. Liffey Valley Shopping Centre is located to the north and is within walking distance of the site.
- 1.2 The site is part of a larger land holding the overall size of which is not stated in the Application documentation. A previous application cited the size of the overall site as . 10.995 ha (27 acres).
- 1.3 The site within the application red line boundary contains part of a two-storey Clubhouse building (446 sq m) and part of a car park (29 no. spaces). The remaining building, car park and sports facilities, including changing rooms, are located within the blue line boundary of the application site. There is a gated entrance to the Clubhouse and sports facilities on the Coldcut Road, and this will continue to be main access to the sports facilities, remaining Clubhouse and the proposed new restaurant. (The Clubhouse building is known as the Coldcut.)
- 1.4 The clubhouse has a pitched roof, with protruding dormer elements and consists of a glazed front and side façade that overlooks the car park to the east of the building and the playing fields to the south. The car park has 110 no. car parking spaces referenced in the planning application documentation.
- 1.5 The Existing Site Plan shows the lands within the Dublin City Service Sport and Social Club represents a very large area of open space, which wraps around an apartment block, Larkfield House on Coldcut Road. The western section of the overall Dublin Services Sports and Social Club lands (2.43 ha / 6 acres) is currently for sale Lisney's Estate Agent. This land formerly served as GAA pitches.

- 1.6 The application site is shown within the red line boundary and contains part of the existing building and car park. The remaining lands, shown within the blue line boundary of the application, part of the Clubhouse structure, parking spaces, a standalone changing facility in the car park, a pitch and putt course and a floodlit astro pitch and two grass pitches. The facilities within the remaining Clubhouse building are not shown in the application documentation but during the site visit I noted an additional large function room, bar, snooker room and various storage rooms.
- 1.7 The application site is adjoined by Coldcut Road to the north; the east by the M50 to the east; with the south and west being adjoined by houses at Oatfield Avenue and Crescent, respectively.
- 1.8 The overall Clubhouse (not all of which is within the red line boundary of the planning documentation) is stated to have been vacant since before Covid (i.e. before 2020).
- 1.9 The club was established 58 years ago and operates as a private members club. There are currently in the order of 600 members. The pitches are rented out at weekends, and golf facilities are for use by the members and the public. Overall, the Dublin City Services Sports and Social Club provides a range of sporting and recreational facilities for its members and for the wider community.

2.0 Proposed Development

- 2.1 The application relates to a change of use of a section of the existing building with ancillary use of part of the existing car park. The application site of 0.19 ha comprises 446 sq m of the existing Clubhouse building (the total of which is stated in the documentation as 1,188 sq m) and 29 no. car parking spaces (of which there are 110 no. in total shown on the application drawings).

- 2.2 No external changes to the Clubhouse building are proposed.
- 2.3 The drawings show new road markings to visually separate pedestrian entrance from the main road to the front entrance of the proposed restaurant, new short term bicycle parking for visitors to the front of the restaurant. The existing refuse storage area and new staff bike parking will be shared between the staff of both facilities. Two of the restaurant parking spaces are to be designated as disabled parking bays.
- 2.4 This is an existing refuse area located along the northern boundary of the Clubhouse with a wall to its northern boundary, and this will be shared with the new restaurant.
- 2.5 It is proposed to change the use of the existing function room to a restaurant operating independently from the Club and for use by the Club and by the public. No modifications are proposed to the outside of the existing building. The change of use will enable the club to offer an integrated dining experience while preserving the primary role of the building as a sports and recreational facility. There will be a door from the main Clubhouse to the restaurant for club member's use, which will allow the two uses to integrate. There is no reference to signage in the application documentation.
- 2.6 By introducing the restaurant use, the Club seeks to meet its members needs while at the same time offering a beneficial service to the wider community.
- 2.7 The proposed restaurant of 446 sq m (to include a kitchen and preparation area, toilet and access lobby) provides a total seating area of 294 sq m. Some 711 sq m of Clubhouse will remain outside of the proposed restaurant use. The Application documentation states that it is anticipated that the restaurant will have staff 16-20 no. people and customers 60-120 no. customers daily.
- 2.8 Some 29 no. car parking spaces are designated for the restaurant use, which will leave 81 no. remaining for the sporting facilities and Clubhouse.

3.0 Planning Authority Decision and Reports

South Dublin County Council issued a Notification of Decision to Grant Permission on 3 September 2024 subject to 9 no. standard type Conditions. Of relevance, Condition No. 4 restricts signage to that currently in place unless granted permission by a separate planning application, while Condition No. 5 restricts operating hours to 12:30-22:30 hrs.

3.1 Planning Authority Report

The Planning Officer's Report states that having regard to the details submitted in response to the Additional Information Request, the application is considered appropriate. The response was considered as follows:

Details of operation of the proposed restaurant

- The intended operation of the restaurant is as separate to the remaining Clubhouse, but there will be an internal door from the restaurant to the Clubhouse (not currently in use).
- The service yard and parking will be separate from each other, but jointly managed by both entities.
- The restaurant will have its own entrance, kitchen, and external access with associated WC.

The justification for the proposed development is that the former function room has not reopened since Covid, and the proposed restaurant, although a separate entity to the Club, would cater for many organised events within the Club.

The Applicants Agent has stated that there is sufficient remaining function room space within the club to cater for club events with 711 sq m of dedicated community floorspace remaining within the Club if members do not wish to avail of restaurant facilities.

Accordingly, the Planning Officer considers that the proposal as detailed provides an opportunity to reopen and enhance the vitality of the Club and is therefore considered to comply with the relevant community policies and objectives of the Development Plan, 2022-2028.

Given the location of the proposed restaurant relative to nearby housing (26 m from the western boundary of the overall site) it is considered that subject to the limited hours of operation (12:30pm to 22:30pm) there would not be an unacceptable impact on residential amenity.

Access and Parking

Some 29 no. spaces are proposed for the restaurant to be separated from the remaining 110 no. for the Club. Coupled with the provision of bicycle parking (6 no. long term and 10 no. short spaces), the Roads Department consider this acceptable.

3.2 Other Technical Reports

- Drainage Division – no objection subject to recommended Conditions.
- Transportation Division – no objection subject to recommended Conditions.
- Environmental Health – Recommends that if permission is being granted Conditions regarding noise and air pollution mitigation measures be attached.

3.3 Objections to South Dublin County Council regarding the proposed development

There were a number of 3rd Party objections to the development from Members and Trustees of the Dublin City Social Club. The issues raised are largely those raised in the two Third Party Appeals as considered below.

4.0 Planning History

There were two previous applications for development on the site as follows:

1. SD02A/0203 – new sports building to include changing rooms, showers, storage area, wc, reception, ancillary coffee shop and gym – granted permission.
2. S01A/0273 – Install one all-weather pitch and rearrange grass pitches – permission granted.

There were two relevant previous applications for development on the adjacent sites as follows:

1. SD16A/0249 - Adjacent site at Liffey Valley Fitness, Coldcut Road, Clondalkin, Dublin 22 -- Change of use of the existing 3 storey building to provide 27 no. residential units, car parking and associated uses – permission granted.
2. SD03A/0184 – Dempsey’s Yard – Coldcut Road, Clondalkin, Dublin 22 — Retention permission for alterations to approved Leisure Facility – permission granted.

5.0 Policy and Context

5.1 South Dublin County Development Plan, 2022-2028

The site is zoned OS *‘To preserve and provide for open space and recreational amenities.’*

The existing use is a sports facility which is a *‘permitted’* use in the OS zone. Restaurant / café is *‘Open for Consideration’* within this zone.

5.2 Relevant Development Plan Policies

The following policies are considered relevant to the consideration of the subject proposal:

'COS1 Objective 4:

To support the improvement, maintenance, upgrade and refurbishment of existing community based facilities and changing rooms within the County to meet current and future needs.

8.4 Social / Community Infrastructure

The Council recognises that the provision of good quality social and community facilities in existing and developing areas is a key element in placemaking and in the creation of sustainable and socially cohesive communities. Social / community infrastructure is a vital part of all neighbourhoods and contributes greatly to the social fabric and quality of life. Community facilities serve as focal points for the neighbourhoods they serve and provide opportunities for interaction through local community, sporting, cultural, the arts, educational and social events. These activities increase personal well-being and add to our sense of place and local identity. Good quality community facilities can also boost the attractiveness of an area for those who choose to live, work or invest in it.

COS2 Objective 3:

To protect and enhance existing community facilities, and to support the development and expansion of new and existing facilities and services, in proximity to the populations they serve, where their need is identified.

COS2 Objective 4:

To support the clustering of community facilities such as community centres, sports and leisure facilities, schools, childcare facilities and open spaces to

create multi-purpose community hubs without negatively restricting the range of services provided in any one centre.

COS2 Objective 5:

To promote accessible and inclusive social infrastructure for a range of users by adopting a universal design approach where feasible and to provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives...

COS4: Sports Facilities and Centres

Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

COS5 Objective 2:

To support the implementation of South Dublin County Parks and Open Space Strategy and to ensure that the provision, upgrade, design, and maintenance of public open space is in accordance with the Strategy.'

5.3 Development Plan Parking Standards

Table 12.25 of the 2022-2028 Development Plan sets out the Maximum Parking Rates (Non Residential) for Zone 1 Areas (General rate applicable throughout the County) which shows that 1 space is required per 15 sq m of gross floor area for Café Restaurant Use. Based on this standard, 29 spaces are required for the proposed restaurant.

The maximum requirements for the existing and proposed uses are set out below;

- Restaurant - 1 space per 15 sq m of GFS (therefore 29 no.)

- Pitches - 15 spaces per pitch (therefore 45 no.)
- Pitch and Putt Courses - 2 spaces per hole (therefore 36 no.)
- Clubhouse - 1 space per 20 sq m (therefore 35 no.)

The overall requirement for the existing and proposed uses would therefore be 145 no. spaces.

5.4 Development Plan – Charging for Electric Vehicles

Section 12.7.5 of the 2022-2028 Development Plan sets out the EV charging standard. 20 percent of total parking is in commercial developments.

6.0 Natural Heritage Designations

The appeal site is neither located in nor immediately adjacent to a designated European Site, a Natural Heritage Area (NHA) or a proposed NHA.

7.0 EIA Screening

Having regard to the nature and scale of the development proposed, the site's location within an established built-up urban area, which is served by public infrastructure, the nature of the receiving environment and the existing pattern of development in the vicinity, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

8.0 Third Party Appeals

There were two third party appeals against the decision to grant permission, summarised as follows:

8.1 Appeal by Gerald Maguire, 4 Diswellstown Cottages, Castleknock, Dublin 15. (Appellant is a Trustee of Dublin Bus)

The appeal is summarised as follows:

- The 'Existing Site Plan, Floor Plans or Elevational Drawings' sought in the Request for Further Information were not included in the Applicant's Response.
- The Applicant has stated that the floor space was part of a function room and did not have any sporting function. This floor space will now be lost to members of the Club and would be better served for sports use and not sold for commercial use.
- The Clubhouse should be maintained as such for use by members of the Club. Alternative uses formerly proposed for this space were for indoor soccer, basketball, badminton etc. and would be better for the members. The loss of the existing space and planned sporting space will have impact on the members and the wider community.
- An additional restaurant in this area will not benefit the area as there are already several of restaurants.
- The space has been used for many community functions, which will be forfeited if the proposed restaurant is permitted.
- Given that the proposed restaurant would still be part of the existing sports building, there would be issues relating to conflict of the use of the car park and licensing of the two separate, but linked uses.
- There are already car parking constraints when all the pitches are in use and the proposed restaurant will exacerbate this.
- The current uses cannot afford to lose car parking spaces to the proposed restaurant.
- The new use at the club could result in anti-social behaviour, thereby affecting relationships with local communities.

- There is no agreement with Docia Ltd. with the trustees of the Dublin Bus Trustees and Members of the Club and agreement for this Application has not been sought.

8.2 Appeal by Martin Duggan, 39 Palmerstown Drive, Dublin 20 (Appellant is a Trustee of Dublin Bus)

This appeal is summarised as follows:

- The Club has operated as a Private Members' Club since 1958. It provides a wide range of sport and recreational facilities for its members, for the public and it is an important community-based recreational asset. It is located on lands zoned OS (Open Space and Recreational Amenity).
- This Application is for a change of use from a club function room used formerly for functions, award ceremonies and retirement events, weddings, funerals etc for its members.
- The Application is to change this use to use as a commercial restaurant and therefore the room will no longer be available for these uses.
- The new use will increase the likelihood of noise and disturbance to the adjoining communities.
- The public notices to do not reference the loss of parking spaces to the proposed restaurant and therefore do not comply with Regulations.
- Some 29 spaces are to be given over to the restaurant and are those closest to the club building. As there is no provision for disabled parking for existing uses, the loss of the spaces closest to the club building has ramifications for existing users who require disabled parking facilities.
- Furthermore, the submitted application documentation does not include traffic management plans showing how the two uses will

operate side-by-side. In the absence of this, concern regarding safety is raised.

- Legal issues regarding the applicant, Dochia Ltd., having the right to make this Application have not been adequately addressed.
- The fact that signage has been left to a later application or to that permitted under Exempted Development Regulations is not adequate.
- An estimated 38 percent of the existing Clubhouse will be taken from community use and changed to a commercial restaurant. This conflicts with stated Development Plan policy in relation to social inclusion and community development. (Objective COS 2 Objective 2.)
- There is also the issue of fire safety with the establishment of a restaurant in part of the building and insurance issues regarding potential liability.
- Overall, the proposed use is not compatible with the existing use and zoning of the site.

8.6 Applicant's Response to the Two Third Party Appeals

This is submitted by RW Nowlan & Associates, Planning and Property Advisors and is summarised as follows:

- The club grounds consist of a pitch and putt course, a floodlit astro pitch and a grass pitch. It supports a range of activities for its members and is also rented out to non-members.
- The function room of the Club is not currently in use. It was formerly used by members of the Club for member-only events.
- The proposed restaurant will be in the existing function room and will be a commercial facility for use by members and the public generally thereby enhancing the site's function and community value.

- The proposed development consists of the change of use of a disused function room to a restaurant (446 sq m in total to include the kitchen, prep and toilet facilities and access lobby). The seating area will be 294 sq m.
- The proposed development aligns with the Policy COS1 and COS2 Objective 4 by supporting the improvement and repurposing of existing community based facilities. The conversion of the function room into a separate restaurant will enhance the Clubs amenities allowing it to serve the members and the local community better.
- In line with Policy COS4, the proposed development ensures that the Clubs offerings are adaptable, accessible and meet the varied needs of the community. The proposed restaurant will support sport and social events, promoting an inclusive environment for both recreation and leisure.
- The South Dublin Council Planning Officer concurred that the *'proposal demonstrates an opportunity to re-open and enhance the viability of the club'*. The proposal is therefore considered to comply with the relevant community policies and objectives of the County Development Plan, 2022-2028.
- The restaurant will provide a dining option for members and the wider public. It can be used for community events and gatherings and for club related functions
- The new use will remain ancillary to the Club, with 711 sq m of community space for ongoing sporting and recreational activities.
- The new footfall and revenue will sustain the Club's viability, which will ultimately benefit the Club and the community.

- The restaurant will be a separate business on a lease contract but will share management of the service yard and car park. There will be an internal door between the new restaurant and the remaining Clubhouse.
- The SDCC Roads' Department has no objection to the proposed parking arrangements and is satisfied with the overall parking provision. Its Report states that there is sufficient parking for the proposed and existing uses in addition to good public transport connections.
- The Applicant, Dochia Ltd has a letter of consent from the Executive Committee of the Dublin City Services Sports and Social Club granting it permission to apply for planning permission on the site.
- Licensing for the restaurant would be separate to the Club and there will be no conflict arising from this.
- Signage issues are addressed by a Condition attaching to the SDCC permission.
- The proposed restaurant will bring activity back to the disused function room and thereby contribute to reducing the incidences of unsocial behaviour.
- The building will be fully fire safety compliant prior to its opening to the public.
- Although the proposed restaurant will operate independently, it will still support the Clubs functions, as necessary.
- The Applicant's agent respectfully asks the Board to uphold the SDCC decision to grant permission for the proposed development.

8.4 Planning Authority Response

There is no Planning Authority response on file.

8.5 Observations

There are no further observations on the third party appeals on file.

9.0 Assessment

- 9.0.1 I have read the documentation attached to this file including the Third Party Appeals, the Report of the Planning Authority and the Response to the appeals by the First Party Agent. In addition, I have visited the site.
- 9.0.2 The appeal relates to the change of use of part of the existing Clubhouse from an ancillary function room to a restaurant as a separate planning unit. The entire Clubhouse building and subject function room have not been in use since 2020 when the building closed due to Covid restrictions.
- 9.0.3 The restaurant is to be operated separately to the Clubhouse on a long term lease basis. (I note that the entire Clubhouse including the function room and kitchens the subject of this appeal is currently closed.) The restaurant will have its own entrance and car parking spaces within the existing car park, with 29 no. spaces assigned to the restaurant use from the total of 110 no. shown the Application drawings. There are doors from the proposed restaurant to the remaining Clubhouse, which can link the two uses if occasional shared use is required, if and when the remaining Clubhouse rooms reopen.
- 9.0.4 The issues that are considered important in the determination of this appeal are considered under the following headings:

- Legal issues relating to the rights of the Applicant to make the planning application and the possible conflict of the new use with the existing use of the Clubhouse and sporting facilities.
- Compliance with the zoning and policy objectives of the South Dublin County Development Plan, 2022-2028.

These issues are considered below:

9.1 Legal issues relating to the rights of the Applicant to make the planning application and the possible conflict of the new use with the existing use of the Clubhouse and sporting facilities

- 9.1.1 This is an application to change the use of part of an existing Clubhouse building from a former function room (not used since 2020) to a restaurant. The restaurant will be operated under separate management to the Clubhouse under a long term lease agreement. It will be a commercial operation whereas the existing Clubhouse is for use of members of the Dublin City Services Sports and Social Club for social events.
- 9.1.2 The Appellants consider that the Applicant does not have the legal right to make the Application. I have reviewed the documentation on the file including a consent letter to the Applicant by the Executive Committee of the Club following a vote to allow for this Application to be made. This is considered acceptable.
- 9.1.3 I note the application is submitted by Docia Ltd with the permission of the executive committee of the Dublin City Services Sports and Social Club. The red line boundary relates only to part of the existing building and to part of the existing car park. The blue line boundary relates to lands within the overall ownership of the Dublin City Services Sports and Social Club.
- 9.1.4 I noted at the site visit that the remaining part of the Clubhouse includes an additional function room with a bar, a large snooker room and some other storage rooms. All of the remaining space could in time be reopened, possibly

requiring some refurbishment. It is very large (c. 700 sq m of currently unused Clubhouse rooms) and would appear to be more than adequate to serve the Club for functions and other uses (c.600 members).

- 9.1.5 As regards access, there is an entrance to the remaining Clubhouse building facing the pitch and putt club course. If this part of the Clubhouse reopened the remaining part of the building can function as a separate entity or can function together with the new restaurant via the doors linking the two uses. There is no proposal to separate the car parking for the restaurant physically from the remaining car park. Accordingly, access around the building to enter and exit the rest of the Clubhouse building will still be possible.
- 9.1.6 I note also that all the drawings submitted to the Planning Authority are on the file.
- 9.1.7 In the above context it is considered that the application complies with the necessary legal requirements of the Planning and Development Regulations, 2001.

9.2 Compliance with the zoning and policy objectives of the South Dublin County Development Plan, 2022-2028

- 9.2.1 The application site (red line boundary) is part of a very large site (blue line boundary) which are lands zoned OS (Open Space and Recreational Amenity) and belong to the Dublin City Services Sports and Social Club. The size of the site within the blue line is not stated on the drawings but is stated on a former Application Form (2002) to be c. 10.995 ha (27 acres). The site is in Clondalkin, approximately 11 km from the City Centre. It is a large site located along Coldcut Road, close to both the M50 and N4 Roads. It is in a built up area with the Liffey Valley Shopping Centre within walking distance to the north. It is close to the public transport network.
- 9.2.2 In this regard it is a site under some pressure for development and its zoning as OS is considered to be important. Part of the area within the blue line boundary, a 2.4 ha (6 acre) site is currently for sale with Linsey's Estate

Agents. This section is the western parcel of the site within the Applicant's ownership and shown within the blue line boundary of the Application site. This section of land was formerly used for GAA pitches.

- 9.2.3 Remaining lands within this blue line boundary are currently in use as football pitches (grass and astroturf) and an 18 hole Pitch and Putt golf course. I note the pitch and putt course is open to the public from April until c. end of October. The football pitches are rented to local clubs at the weekends and in the evenings year around. One of the pitches is a flood lit astro pitch. The parcel of land used for GAA pitches and now for sale has not been used as sports playing grounds since c.2020.
- 9.2.4 The current application / appeal relate to a change to part of the disused Clubhouse building (former function room) to a restaurant and the red line boundary of the application drawings is limited to that section of the existing building and to a section of the existing car park. The Further Information Request sought clarification of the relationship of the proposed restaurant to the remainder of the building and to the sports grounds.
- 9.2.5 The response states that it would be a separate business open to the public and to the Club members. There will be an internal door to link the restaurant with the remaining function room for shared functions etc. It is stated that the restaurant would be an asset to the venue which currently doesn't operate and 'it might encourage better use of the existing building'. I am inclined to agree with this in that the restaurant should open these lands to the public during the day (currently closed daily during the winter months when the Pitch and Putt Course is closed) and will hopefully encourage the reopening or reuse of the remaining club area building.
- 9.2.6 A Restaurant is 'open for consideration' within the OS zone and the policy relating to these lands is to preserve and provide for them as open space and recreational amenity. In my opinion, it is common practice for a club to have a function room / restaurant to serve its members and many of these are also open to the public, essential often to the viability / continued operation of the sports facility. In this instance, the Open Space provides a valuable asset to

the area (football pitches for local sports clubs and a pitch and putt course open to both members of the Club and to the public). There is also considerable opportunity for these uses to grow. Therefore, if the proposed restaurant use on the site encourages and facilitates this growth, it is considered in the best interests of the area.

- 9.2.7 The restaurant use should complement the continued use of the lands for pitch and putt and for sports pitches, and possible further recreational opportunities. At the same time there is a large amount of space in the remaining Clubhouse building for the existing members (c 600).
- 9.2.8 If the sports facilities on this site ceased to operate it would be a loss to the area. Currently, the Pitch and Putt is only open from April to October. Accordingly, for half the year the value of this open space lands to the community in terms of amenity space is limited to the evening and weekend renting of the two pitches. The proposal to open the restaurant to the public would open the facility year round and improve the use of the site.
- 9.2.9 I note that the SDCC permission included a restriction of the opening hours from 12.30 to 22.30 hours. I consider it unnecessary to restrict the morning opening hours as if the pitch and putt course is open early in the morning during summer and possibly in the future all year around a morning restaurant offering may enhance this opportunity. I consider the closing time restriction appropriate. I note that the Applicant did not appeal the restricted hours.
- 9.2.10 The Development Plan sets out parking standard for various uses and indicates a total requirement of 145 spaces for the existing and proposed uses. The restaurant and sports facilities are however complimentary and would not necessarily generate a car parking requirements for each use as set out in the Development Plan parking requirements. For example if a person was using the pitch and putt course and then going to the restaurant they wouldn't require two spaces. It is therefore considered that the provision of 110 no. spaces overall would appear to be Development Plan compliant. The South Dublin County Council Traffic Department had no concern in this regard.

- 9.2.11 I note from the site visit that the existing car park is in a poor state of repair. The delineation between parking spaces is worn out and the surface is overgrown in some parts. There is limited lighting. The 110 spaces shown on the drawings (albeit 81 of which are within the blue line boundary and not within the red line boundary) should in my opinion be cleared of overgrowth and clearly marked out with 110 usable spaces. The revised car parking proposals should include lighting, planting and disabled parking bays for the sporting facilities in addition to the two for the proposed restaurant. Furthermore, charging for Electric Vehicles (EV charging points) should be provided. This can be addressed by Condition attaching to a permission requiring that the layout and design of the car park to include the above be agreed with and provided for prior to opening of the proposed restaurant.
- 9.2.12 As regards concerns by the Appellants regarding the likelihood of a restaurant increasing unsocial behaviour and noise, I note that there is a considerable distance between the existing building and the nearest houses and that the intended closing hours of the restaurant at 22:30 pm should mitigate against this possibility.

10.0 Recommendation

- 7.1. I recommend that permission be granted for the reasons and considerations and subject to the Conditions set out below.

11.0 Reasons and Considerations

Having regard to the use of the restaurant as part of the overall sports facilities on this open space land, it is considered that subject to compliance with the conditions set out below, the proposed development 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.

12.0 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 1st day of October 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 shall be submitted for written agreement with the planning authority prior to commencement of development. The car park of 110 spaces, 29 of which serve the restaurant and the remaining 81 serve the sports facilities shall be cleared, spaces shall be clearly delineated and an appropriate number of disabled parking bays and functional electric charging points for both facilities shall be provided. The car park plan should include landscaping and lighting. Details of how it is proposed to comply with these requirements shall be submitted to and agreed in writing with the planning authority prior to commencement of development. 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 shall be from 8:00 hrs – 22:30 hrs.

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

4. 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.

5. 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.

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

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

7. 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Vanessa Langheld

Planning Inspector, 15 January 2025