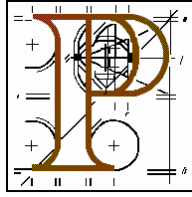


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Dublin City

Planning Register Reference Number: 3653/10

An Bord Pleanála Reference Number: PL 29N.238149

APPEAL by Ken Garland care of Aidan A. O'Driscoll and Associates of 43 Calderwood Road, Dublin decision made on the 18th day of November, 2010 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of two diesel dispensing pumps and office kiosk, including the double sided eight square metres sign on a steel structure 7.5 metres in height at the forecourt of 108/110 Collins Avenue, 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

1. Having regard to the restricted nature of the site, the lack of any parking and servicing facilities, its proximity to Collins Avenue and to the public laneway that provides access to the rear of properties along Collins Avenue, it is considered that the development proposed to be retained would give rise to traffic congestion, would interfere with the safety and free flow of traffic on Collins Avenue, would lead to conflicting turning movements at this location and would, therefore, endanger public safety, including pedestrian safety, by reason of traffic hazard.
2. The proposed retention of the tall forecourt sign, as well as being unnecessary in light of the previous reason for refusal, would constitute a visually obtrusive and dominant form of development in a predominantly residential area and also would exacerbate the pre-existing visual clutter due to the proliferation of various signage already developed within the site. The development proposed to be retained would, therefore, seriously injure the visual amenity of the site and surrounding streetscape and the amenities of property in the vicinity.

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

Dated this day of 2011.