An Bord Pleanála

Board Direction

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Ref: 06S.246498

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, August 2016.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Consideration

The proposed development is located adjacent to an area (Rathfarnham Village) which is zoned 'VC' in the South Dublin County Development Plan 2016 – 2022 with a zoning objective 'to protect, improve and provide for the future development of village centres. Furthermore, it is stated policy of the planning authority to strengthen the commercial viability of traditional villages of the County (Development Plan Policy UC 3 refers). The proposed development would increase the retail floor area associated with the petrol station in excess of the 100 sq. m. cap recommended in the Retail Planning Guidelines issued by the Dept. of the Environment, Community and Local Government, April 2012. It is considered that the applicant/appellant has not satisfactorily demonstrated that the proposed development would not negatively impact on the commercial viability of Rathfarnham Village. Accordingly, it is considered that the proposed development would contravene Development Plan Policy UC 3 and would be contrary to the said Ministerial Guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the requirements of the Retail Planning Guidelines issued by the Dept. of Environment, Community and Local Government in April 2012 , particularly in respect of the 100 sq.m. cap on retail floorspace within petrol stations and concurred with the analysis by the planning authority in respect of the failure of the applicant/appellant to demonstrate that the proposed development would not negatively impact on the adjoining District Centre.

Board Member: _____   Date: 22nd, August 2016
                            Paddy Keogh