



An
Bord
Pleanála

Board Direction
BD-003390-19
ABP-303790-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24th June 2019

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

Reasons and Considerations

Having regard to policy RET3 of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, the proposed deli/café use on this site, by reason of its scale relative to the existing forecourt shop, would result in a new primary use with the petrol filling station forecourt shop becoming a subsidiary use. Due to its scale and form, with an extensive seating area, it is considered that the proposed development would cause serious injury to the vitality and viability of the existing main retail centres including the Shankill Shopping Centre and Shankill Village Neighbourhood Centre and the proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed deli/café use would be of such a scale that it would not be consistent with the retail policy of the development plan and by reason of its form would represent a destination in its own right and, therefore, would adversely affect the vitality and viability of the village centre retail core.

Board Member

Date: 25/06/2019

Stephen Bohan