



**An
Bord
Pleanála**

**Board Direction
BD-008965-21
ABP-309286-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/08/2021.

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

Reasons and Considerations

Having regard to the Retail Planning Guidelines for Planning Authorities (2012) and policies R1 and R2 of the South Dublin County Council Development Plan (2016-2022) which require the adoption of a sequential approach for locating new retail development, the Board considered that in the absence of evidence of a robust sequential assessment that there was insufficient justification for the proposed retail space in the development to significantly exceed the net floorspace of 100 sq. m recommended for Motor Fuel Stations in Section 11.3.6 (iv) in the South Dublin County Council Development Plan (2016-2022). In the absence of evidence for a sequential approach, the Board concluded that the proposed development would be contrary to the Retail Planning Guidelines and the Development Plan and would therefore be contrary to the proper planning and sustainable development of the area.

In not agreeing with the Inspector's recommendation to grant the proposed development and whilst noting the beneficial inclusion of a café in the proposed development, the Board had concerns, on the basis of the information on the file, that exceptional circumstances, which would justify the significant exceedance of the recommended net floorspace from the development plan provisions, had been

demonstrated. The Board therefore concluded that the proposed development was not in accordance with the proper planning and sustainable development of the area.

Board Member

Maria FitzGerald
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Date: 24/08/2021