

**An  
Bord  
Pleanála**

**Board Direction  
BD-019170-25  
ABP-320841-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/03/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the definition of “shop” set out in the Planning and Development Regulations 2001, as amended, and to the relevant provisions of the Fingal County Development Plan 2023-2029 and of the Malahide Public Realm Strategy – Design Guide for Shopfronts, it is considered that, subject to compliance with the conditions set out below, the proposed change of use to retail shop would benefit the town centre by bringing a vacant property into active retail use and the shop front and signage would contribute positively to and enhance the character and appearance of the Architectural Conservation Area. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out, completed and retained in accordance with the plans and particulars submitted with the planning application, as amended by the further plans and particulars submitted to the planning authority on the 25<sup>th</sup> day of July, 2024, except as amended in order to comply

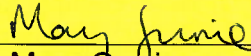
with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. No external lighting shall be provided to the shop unit except in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order.

**Reason:** To preserve and enhance the character and appearance of the Malahide Historic Core Architectural Conservation Area.

**Board Member**

  
Mary Gurrle

**Date:** 11/03/2025