



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020452-25**  
**ABP-322377-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 08/08/2025.

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

**Planning**

**Commissioner:**

Paul Caprani

**Date:** 08/08/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2022-2028, as varied, and the location of the proposed development on zoned Z4 'Key Urban Village' lands where the land use zoning objective seeks 'to provide for and improve mixed-services facilities', and within an existing premises that is currently vacant and underutilised, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not impede the Strategic Development and

Regeneration of Finglas Village, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. The permission shall be for a period of 3 years from the date of this order.

**Reason:** In the interests of clarity and to assess the impact of the development of the amenity of Finglas Village.

3. Details of the materials, colours and textures of all the signage to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. The shopfront shall be in accordance with the following requirements:
  - (a) All external lights shall be adequately hooded and aligned so as to prevent direct spillage of light onto the public road.
  - (b) No L.E.D., neon or similar lights shall be erected on the premises.
  - (c) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission.



- (d) No digital displays or similar illuminated streaming media shall be erected or displayed on the premises.

**Reason:** In the interest of visual amenity and public safety.

5. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

6. The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure the sound is not audible in adjoining premises or at two metres from the frontage.

**Reason:** In the interest of the amenities of the area.

7. Unless otherwise agreed in writing with the planning authority, the hours of operation of the amusement arcade hereby permitted shall be between 1000 hours and 2200 hours Mondays to Saturdays, inclusive, and between midday hours and 2200 hours on Sundays.

**Reason:** In the interest of residential amenity.

**Note:** In deciding not to accept the inspectors recommendation to omit the condition restricting the change of use to a period of 3 years, the Commission noted that this condition attached by the planning authority was not the subject of a separate 1st Party appeal. Furthermore, the Commission considered it appropriate that a temporary permission would allow the impact of the proposed development to be assessed after a defined period, prior to a more permanent decision being made on the change of use. Prohibiting the opening

hours to midday on a Sunday would also considered to be more appropriate in terms of protecting amenity.