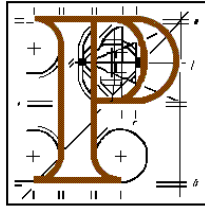


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: FW14A/0144

An Bord Pleanála Reference Number: PL 06F.245446

APPEAL by Anna O'Neill care of Tom Phillips and Associates of 80 Harcourt Street, Dublin and by others and by Aldi Stores (Ireland) Limited care of O'Connor Whelan of 222-224 Harold's Cross Road, Dublin against the decision made on the 11th day of August, 2015 by Fingal County Council to grant subject to conditions a permission to the said Aldi Stores (Ireland) Limited.

PROPOSED DEVELOPMENT: Construction of a mixed use residential and retail scheme comprising: (1) construction of two storey commercial block fronting Weavers Row, incorporating a foodstore measuring 1,740 square metres gross (1,254 square metres net), with ancillary off-licence sales area, at ground level including an external service area; a crèche totalling 609 square metres at ground and first floor; (2) associated signage consisting of two internally illuminated fascia signs (5.11 square metres and 5.11 square metres), one number none illuminated fascia sign 1.85 square metres, one number double sided internally illuminated pole sign to include opening hours with a total area (front and back) of 10.22 square metres and 3.34 square metres; two number poster frame, double sided signs at external trolley bay (3.45 square metres each); (3) a public plaza to the front of the commercial block; (4) construction of 20 number three storey three bed houses in two terraces (136 square metres each); (5) 140 number surface car parking spaces, 100 to serve the commercial block and 40 to serve the houses; (6) 12 number cycle spaces, (7) revised vehicular access off Weavers Row and (8) all landscape, boundary treatment and site development works on a 1.4604 hectare site at Weaver's Row, Clonsilla, Dublin, as amended by the revised public notice received by the planning authority on the 15th day of July, 2015.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

It is an objective in the current Fingal County Development Plan 2011-2017 to implement the Urban Centre Strategy for Clonsilla. The site of the proposed development forms a significant portion of undeveloped lands within the Urban Centre Strategy which are identified as Opportunity Area number 3. The Strategy recognises that this area presents the best development opportunity and is the appropriate location to integrate and consolidate the village core thereby enhancing and protecting the character of the village. The proposed development, by reason of lack of integration with adjoining areas would result in a disorderly form of development on this important site within the village and would set a precedent for similar non-integrated development in this centrally located site and would, therefore, fail to comply with the policies and objectives set out in the Urban Centre Strategy for Clonsilla and the current Fingal County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.