

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0008

An Bord Pleanála Reference Number: PL 06S.246386

APPEAL by Maxol Limited care of Property Resource Planning Management and Development of 70 Glengarriff Parade, Phibsborough, Dublin against the decision made on the 4th day of March, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: The demolition of the detached two-storey former public house and redevelopment of a 0.36 hectare site to include (a) a two-storey detached building with retail, off licence area, self-service food/deli-counter and associated seating on the ground floor, private office and welfare facilities on the first floor, (b) a petrol filling station forecourt holding four number pump islands and two number air/water vacuum service bays, underground fuel tanks and canopy over, (c) outdoor seating area, 21 number car parking spaces including two number disabled car parking spaces, bicycle parking, (d) an enclosed car wash, (e) signage, (f) landscaping and streetscape works to include reconfiguration and general widening of Main Street and Boherboy Road footpaths, relocation of the existing public phone box and street lighting and installation of street furniture, all within the subject site area, (g) attendant widening of public roadways is proposed to include revised road markings, (h) and all associated site works at the junction of Main Street and Boherboy Road, Saggart, County Dublin.

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

Having regard to the appeal site's prominent location in the historic Saggart Village at a cross roads with frontages to Main Street and Boherboy Road, to the provisions of the current South Dublin County Development Plan, to the planning history of the site and to the nature, extent, and location of the proposed development which represents a standardised approach to filling station design, it is considered that the proposed development would comprise an inadequate design response to this village centre site, would seriously injure the character of Saggart Village and would not generate the type of activity required to sustain the development of a vibrant village centre. Furthermore, the Board is not satisfied, particularly in the absence of a high quality scheme incorporating some elements of street frontage development, that the demolition of the former public house and the contribution it makes to the streetscape had been justified. The proposed development would, therefore, seriously injure the amenities of the area and would 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.