

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2444/16

An Bord Pleanála Reference Number: PL 29S.246646

APPEAL by Solum Limited care of Enda Fanning Architect of Whitehall Road, Churchtown, Dublin against the decision made on the 29th day of April, 2016 by Dubln City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of a single storey shed (open on one side) as a Local Enterprise Centre to accommodate the sale of fuel (coal and timber only) and the sale of cars. Retention permission is also sought for a temporary single storey portacabin for use as an office, all at 11 Ballyfermot Road, 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

The proposed uses for retention, motor sales outlet and household fuel sales are not permissible uses in principle under the zoning objective. The provision of a fuel storage and sales area would seriously injure the amenity of nearby residents. Therefore, the proposed development would materially contravene the zoning objective Z1 "To protect, provide and improve residential amenities", which in itself and in the precedent such a decision would set for similar undesirable development 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.