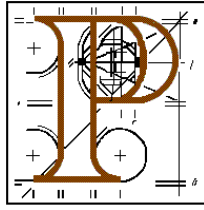


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2759/16

An Bord Pleanála Reference Number: PL 29S.246925

APPEAL by Colm Donoghue care of McGill Planning of 7 Fitzwilliam Street Upper, Dublin against the decision made on the 21st day of June, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use of 280 square metres to the ground floor only, from retail to amusement arcade, and associated alterations to ground level shop front, at The Bull Ring, 67-70 Meath Street, 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 site is located on an important retail street within the Liberties and in an area covered by the provisions of the Liberties Local Area Plan, which includes an objective to encourage the intensification of shopping on Meath Street. It is considered that the proposed development, by reason of its nature and location adjoining the Liberties Market, and by reason of its relatively large retail floorplate relative to nearby shop units, would result in the significant diminution of retail floorspace within this area which would have a detrimental impact on the existing levels of retailing activity on Meath Street, contrary to the objective of the Local Area Plan. Furthermore, when taken in conjunction with other similar type non-retail uses in the area (including an established casino and three betting offices), it is considered that the proposed development would result in an excessive concentration of similar uses on the street which would detract from the viability and vitality of the street for active retail uses, and would conflict with the provisions of the Dublin City Development Plan 2016 – 2022, where it is an objective (16.26) to prevent an excessive concentration of amusement centres. 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.