

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 3385/16**

An Bord Pleanála Reference Number: PL 29N.247389

**APPEAL** by Integral Lighting Holdings Limited care of Future Analytics Consulting Limited of 23 Fitzwilliam Square (South) Dublin against the decision made on the 14<sup>th</sup> day of September, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Change of use from existing storage industrial to retail warehouse, with partial demolition and extension with a net increase of 20 square metres. Associated external elevational changes including a new cladding façade to street facing elevations with the removal of existing metal fence (2.25 metres high) with associated and ancillary site works at Unit 1, Slaney Road, Dublin Industrial Estate, 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**

It is the policy of the planning authority, as set out in the Dublin City Development Plan 2016-2022, to locate retail facilities in properly planned retail centres. This policy is in accordance with the Guidelines for Planning Authorities for Retail Planning, issued by the Department of the Environment, Community and Local Government in April, 2012, and is reasonable. It is considered that the proposed retail warehouse use, on a site within an industrial estate, and that is not located in such a planned centre, would conflict with this policy, and would be contrary to these Ministerial Guidelines. Furthermore, the proposed development would conflict with the objective to develop the area as an employment centre in accordance with the strategic direction set down in section 14.8.6 of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2017.**