



An  
Bord  
Pleanála

**Board Order**

**PL 29N.248050**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3584/16**

**Appeal** by Tesco Ireland Limited care of GVA Planning of 2<sup>nd</sup> Floor, Seagrave House, 19-20 Earlsfort Terrace, Dublin and by Dunmull Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 26<sup>th</sup> day of January, 2017 by Dublin City Council to grant subject to conditions a permission to the said Dunmull Limited.

**Proposed Development:** Demolition (circa 1,556 square metres gross floor area) of all existing structures on site to provide for a mixed use development (total gross floor area circa 11,394 square metres) comprising a two-three storey convenience retail store of circa 2,351 square metres gross floor area (circa 2,109 square metres net floor area) with subsidiary alcohol sales area, undercroft car parking at ground floor area and new entrance plaza; a six-seven storey circa 161 bedroom nursing home facility (circa 8,754 square metres gross floor area) with associated ground floor garden and first floor terrace areas; a single storey café/restaurant (circa 183 square metres gross floor area) and a single storey retail workshop (circa 106 square metres gross floor area). The overall development shall also provide for 126 number car parking spaces (46 number located at undercroft level and 80 number located at surface level); nine number motorcycle parking spaces; 45 number bicycle parking spaces; substation; bin stores; the closing off of existing vehicular entrance and the creation of a new single vehicular access and egress point to the site via the Malahide Road (R107) and all associated site development, services, and landscape

works at Newtown, Malahide Road (R107), Dublin, bounded principally by the 'Fast Fit' tyre centre to the north, Clare Village residential apartments to the east and south east, Grove Lane to the south west and the Malahide Road (R107) to the west.

## **Decision**

**REFUSE permission for the above proposed development in accordance with 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.

