

Board Order PL 06S.248674

Planning and Development Acts 2000 to 2017 Planning Authority: South Dublin County Council Planning Register Reference Number: SD17A/0094

Appeal by Integrated Development Services Limited of D5 Swords Enterprise Park, Feltrim Road, Swords, County Dublin and by Poundland Limited trading as Dealz care of Ian Doyle of 16 Rose Park, Wexford Town, County Wexford against the decision made on the 17th day of May, 2017 by South Dublin County Council to refuse permission to the said Poundland Limited trading as Dealz for the proposed development.

Proposed Development: Retention of change of use of 670 square metres from retail warehousing to "shop", internal alteration consisting of the erection of internal walls and all associated works at Dealz, Unit 3 Fonthill Retail Park, Fonthill Road, Dublin.

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.

Reasons and Considerations

Having regard to the zoning provisions of the Development Plan for the area within which the site is located, 'Objective RW – to provide for and consolidate Retail Warehousing', the 'Retail Planning Guidelines for Planning Authorities', issued by the Department of the Environment, Heritage and Local Government in January, 2012, the Retail Strategy for the Greater Dublin Area 2008-2016 and the retail hierarchy set out in the South Dublin County Development Plan 2016-2022, it is considered that the change of use to be retained would be contrary to policies and objectives aimed at restricting the role of retail warehousing to the retailing of bulky goods and would seriously injure the vitality and viability of existing designated town centres and major retail centres in the vicinity. The change of use to be retained would, therefore, materially contravene the development plan 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 2018