



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2965/18

APPEAL by Polo Stores Limited care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 4th day of July, 2018 by Dublin City Council to refuse permission to the said Polo Stores Limited.

Proposed Development Part off-licence at existing ground floor retail shop at Retail Unit 1, The Timber Mill, Kilmore Road, Artane, 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

The appeal site is located in an area zoned “Z1” in the Dublin City Development Plan, 2016-2022, where the objective is “to protect and improve residential amenities”. This objective is considered reasonable. Off-licences and part off-licence are not listed as permissible uses under this zoning objective and are thus deemed in the Development Plan not to be permissible in principle in “Z1” zones. The proposed development would, therefore, materially contravene an objective indicated in the Development Plan for the zoning of land and would be contrary to the proper planning and sustainable development of the area.

Dave Walsh

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

Dated this day of 2018.