



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/1105

APPEAL by Valero Energy (Ireland) Limited care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 28th day of January, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: (1) Construction of a single storey extension (103.6 square metres) to existing service station building giving a total new floor area of 245 square metres. This increased service building will include retail area of (100 square metres) (including off-licence of 10 square metres), new café/food use seating area at (47 square metres), new deli counter (32 square metres) and back of house area (49 square metres), (2) relocation of main entrance door, (3) addition of exit door within glazed screen at south facing elevation, (4) additional shop signage and (5) ancillary site works to include removal of two brush wash pads, relocation of four car parking line marking all with associated site works and alterations at Texaco service station, Shanganagh Road, Shankill, County 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 policy RET3 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the proposed deli/café use on this site, by reason of its scale relative to the existing forecourt shop, would result in a new primary use with the petrol filling station forecourt shop becoming a subsidiary use. Due to its scale and form, with an extensive seating area, it is considered that the proposed development would seriously injure the vitality and viability of the existing main retail centres including the Shankill Shopping Centre and Shankill Village Neighbourhood Centre and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed deli/café use would be of such a scale that it would not be consistent with the retail policy of the development plan and by reason of its form would represent a destination in its own right and, therefore, would adversely affect the vitality and viability of the village centre retail core.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.