



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19A/0011

Appeal by Blanche Retail Nominee Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 27th day of March, 2019 by Fingal County Council to refuse permission to the said Blanche Retail Nominee Ltd:

Proposed Development: The proposal will consist of the use of the unit for the sale of comparison goods including an ancillary convenience element, to cater for a retail operator (Mr. Price), all at Unit 428 Retail Park 2, Blanchardstown Town Centre, Coolmine, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 current zoning of the lands for Major Town Centre uses as set out in the Fingal County Development Plan 2017-2023 and the location within the area defined as the retail core of Blanchardstown, it is considered that the proposed development consisting of a convenience element within a comparison outlet, notwithstanding the planning history of the site, which predates the Development Plan, and subject to compliance with the conditions set out below, would not detract from the vitality or viability of the Blanchardstown Town Centre as a whole, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

3. Details of the hours of operation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the amenities of the area.

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

Dated this day of 2019.