Board Order

ABP-304284-19

Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: FW19A/0020

APPEAL by The Moldovan Retail Store Limited care of R.G. Greene and Associates of 6 Bushy Park Road, Rathgar, Dublin against the decision made on the 29th day of March, 2019 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Part off-licence use in existing retail unit at Moldova Shop, Porters Avenue, Coolmine Industrial Estate, 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 site is within an area zoned GE 'General Employment' in the current Fingal County Development Plan, the objective for which is to provide opportunities for general enterprise and employment. This objective is considered reasonable. Having regard to the nature of the retail use proposed which would serve a population greater than that of the general employment zone, it is not considered to meet the needs of the local working population, only. The proposed development would, therefore, materially contravene this development objective of the current Fingal County Development Plan and would militate against the consolidation of existing industrial areas as advocated in the Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this   day of   2019.