



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4369/18

APPEAL by Goldstein Property ICAV of 88 Harcourt Street, Dublin against the decision made on the 22nd day of July, 2019 by Dublin City Council to grant subject to conditions a permission to Forecourt Promotions care of Marvin Kelly of 19 Brayton Park, Kilcock, County Kildare.

Proposed Development: Extension of a temporary planning permission previously granted under planning register reference 3678/15 to a full planning permission which related to the change of use from industrial/warehouse use to retail warehouse use at ground floor only selling DIY items such as wallpaper, paint and related items at Unit 5, Long Mile Road Business Park, 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 proposed development is reliant on access and car parking on the western side of the subject site, which is an area restricted in size and serving a multiplicity of industrial/warehouse units, without appropriate provision for safe pedestrian movement and for safe vehicular turning movements. The proposed development would, therefore, give rise to a disorderly and haphazard form of development and would endanger public safety by reason of traffic hazard, arising from the generation of conflicting pedestrian and traffic movements on this cul-de-sac devoid of defined pedestrian circulation routes and which also includes conflict with vehicular access, parking movements and loading/unloading for the existing industrial/warehouse units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019