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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW19A/0112**

**APPEAL** by Aldi Stores (Ireland) Limited care of O'Connor Whelan Planning Consultants of 222-224 Harold's Cross Road, Dublin against the decision made on the 23<sup>rd</sup> day of August, 2019 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of a mixed use residential and retail scheme comprising: (1) Construction of two-storey commercial block fronting Weavers Row, incorporating a foodstore measuring 1,790 square metres gross (1,315 square metres net), with ancillary off-licence sales area, at ground level including an external service area; a crèche totalling 599 square metres at ground and first floor; (2) associated signage consisting of two number internally illuminated fascia signs (5.11 square metres and 5.11 square metres), one number illuminated fascia sign 1.83 square metres, one number double sided internally illuminated pole sign to include opening hours with a total area (front and back) of 10.22 square metres and 3.34 square metres; two number poster frame, double sided signs at external trolley bay (3.45 square metres each); two number back lit crèche fascia signs of 5.52 square metres and 5.44 square metres; (3) construction of 32 number dwellings comprising 19 number apartments (Block 1: four storeys containing three number one-bed units, eight number two-bed units, two number three-

bed units; Block 2: two-storey containing two number two-bed units and one number two-bed duplex unit; Block 3: two-storey containing two number two-bed units and one number two-bed duplex unit); and 13 number three-bed houses, all three storey; (4) 154 number surface car parking spaces, 97 to serve the commercial block and 57 to serve the houses; (5) 44 number cycle spaces; (6) revised vehicular access off Weavers Row; (7) all landscape, boundary treatment and site development works on a 1.4604 hectare site at Weaver's Row, Clonsilla, 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 of the proposed development forms part of a key site within the village of Clonsilla for mixed use development, with the land use zoning objective "TC" Town and District Centre. It also forms a significant portion of undeveloped lands within the Clonsilla Urban Centre Strategy 2008 identified as "Opportunity Area number 3". The Strategy identifies this area for an integrated mixed-use development of retail, general business use, restaurants, creche, underground parking, pedestrian links to Canal and new civic space, and notes that it presents the best development opportunity and is the appropriate location to integrate and consolidate the village core, thereby enhancing and protecting the character of the village. The proposed

development, by reason of its poor design and layout, including distribution and usability of open space, roads layout, dominance of surface car parking, lack of set down area for the proposed crèche, minimal landscaping and lack of permeability with adjoining areas, would result in a substandard, un-coordinated form of development on this central site in the village core. It would seriously injure the residential amenity of future occupants, would set an undesirable precedent for similar non-integrated forms of development in the area, and would, therefore, fail to comply with the policies and objectives set out in the Fingal County Development Plan 2017-2023, the Design Manual for Urban Roads and Streets issued by the Government of Ireland in May 2019, and Clonsilla Urban Centre Strategy 2008. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020**