



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3671/19

APPEAL by Dames J.V. Pharmacy Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 25th day of September, 2019 by Dublin City Council to refuse permission to the said Dames J.V. Pharmacy Limited.

Proposed Development The development consists of: Change of use from coffee shop to multidisciplinary GP practice at first floor level, including the construction of a new platform lift to the rear of the unit from ground to first floor level and all associated site and ancillary works in accordance with the plans as submitted, all at Unit 1B, Northside Retail Park, Coolock Drive, Kilmore, 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 the provisions of the 'Z6 – Employment/Enterprise' zoning objective for the area, it is considered that the proposed multi-disciplinary GP practice development is neither a 'permissible' use, nor an 'open for consideration' use under the 'Z6' zoning objective and is, therefore, considered to be a 'prohibited' use within the 'Z6' zone. Accordingly, it is considered that the proposed new multi-disciplinary GP practice development is in material contravention of the provisions of the 'Z6' zoning objective for the sustainable long-term economic development of the area, by providing for the creation and protection of enterprise and facilitating opportunities for employment creation, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

Member of An Bord Pleanála

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

Dated this day of 2020.