



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3893/19

APPEAL by Ronan O' Caoimh and Roisin O'Boyle care of Lorraine Rabbite of Block A1, Shanowen Square, Shanowen Road, Dublin against the decision made on the 17th day of October, 2019 by Dublin City Council to refuse permission.

Proposed Development: Provision of retailers off-licence (five square metres), subsidiary to the main retail use at Spar, Block A1, Shanowen Square, Shanowen Road, Santry, 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 located in an area zoned Z1 under the Dublin City Development Plan 2016-2022, where the objective is 'to protect, provide and improve residential amenities'. This objective is considered reasonable. Off-licences and part off-licences are not listed as permissible uses or uses that are open for consideration under this zoning objective and are therefore deemed to be not permissible in principle. The proposed development would, therefore, contravene materially an objective of the development plan and would 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 2020