



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4085/19

APPEAL by Ards Services Limited care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork against the decision made on the 20th day of November, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (i) Change of use from retail use to retail use with ancillary off-licence use, (ii) associated alteration of existing retail unit, and (iii) all associated site and development works at Circle K Glasnevin Service Station, Finglas Road, Glasnevin, 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

In coming to its decision, the Board had regard to the location of the proposed development within the Z1 land use zoning (Sustainable Residential Neighbourhoods) under the Dublin City Development Plan 2016-2022 which has the objective “to protect, provide and improve residential amenities”. This objective is considered reasonable. Off-licences and part off-licences are not listed as uses which are either permissible or open for consideration in Z1 zone. The Board considered that the proposed development would, therefore, materially contravene an objective indicated in the development plan in relation to the zoning of land and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020