



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2390/20

APPEAL by Green Label Property Investments Limited care of Ian Doyle Planning Consultant of Woodleigh, Cornwall, Killurin, Enniscorthy, County Wexford against the decision made on the 18th day of June, 2020 by Dublin City Council to refuse permission to Green Label Property Investments Limited.

Proposed Development Change of use of existing ground floor library commercial unit into two number separate units consisting of Unit 1 retail use and Unit 2 retail, professional services or café/restaurant use, all at corner of Belmayne Avenue and Main Street, Belmayne, 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 planning history of recent change of use applications on the wider site, it is considered that the proposed change of use and the substantial loss of the floor area of the library from the landmark corner building would result in the loss of a potential community use at a strategic location within the Belmayne/Clongriffin Local Area Plan 2012 – 2018 (as extended), which has been designated for community use. The proposed change of use would, therefore, be contrary to the Dublin City Development Plan 2016 – 2022, the Clongriffin/Belmayne Local Area Plan 2012 -2018 (as extended), and 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.