



An
Bord
Pleanála

Board Order ABP-308390-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3078/20

Appeal by Hammerson ICAV and Irish Life Assurance plc care of Thornton O'Connor of Number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 15th day of September, 2020 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of: the change of use of the ground floor (vacant retail/permitted restaurant) and first floor (storage/permitted restaurant) of Unit Number 32 Coles Lane to a casino (304 square metres) with ancillary family entertainment (48 square metres) and circulation (103 square metres). The total gross floor area of the proposed development is 455 square metres. The development will utilise the existing mall entrance and a second entrance from Coles Lane which has been constructed under planning register reference number 3797/18 (permitted restaurant use has not been implemented). The development also includes staff facilities, toilets, signage, and all associated ancillary work, all at Unit Number 32 Coles Lane, ILAC Shopping Centre, Henry Street/Mary Street, 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 nature of the proposed use and its location within an area Zoned Z5 and within the Category 1 Retail Core of the city, it is considered that the change of use of this vacant unit to casino/family entertainment would adversely affect the predominantly retail mix of the area, including the mall and would thus be contrary to policies to strengthen the retail character of the central shopping core as set out in the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021