



An
Bord
Pleanála

Board Order
ABP-308607-20

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0213

Appeal by Intrust Properties Company Limited By Guarantee care of BMA
Planning of Taney Hall, Eglinton Terrace, Dundrum, Dublin against the
decision made on the 13th day of October, 2020 by South Dublin County
Council to refuse permission for the proposed development.

Proposed Development: Revisions to previous permission, planning register
reference number SD19A/0078 (An Bord Pleanála appeal reference number
ABP-305228-19), for a retail warehouse unit (3,252 square metres) to allow
retailing of a range of bulky and non-bulky sporting, recreation and leisure
related products and ancillary goods; current application will supersede
condition number 2 of planning register reference number SD19A/0078 (An
Bord Pleanála appeal reference number ABP-305228-19) which permits the
sale of bulky goods only on lands comprising 0.212 hectares at Unit 14, The
Retail Park Liffey Valley, Coldcut Road, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 South Dublin County Development Plan 2016-2022, the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April, 2012, the land use zoning objective for the site of Major Retail Centre and the nature of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of the zoning objective for the area and would be consistent with policy and objectives of the Development Plan and the Retail Planning Guidelines. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The development shall be carried out and completed in accordance with the relevant terms and conditions of the permission granted under An Bord Pleanála appeal reference number ABP-305228-19 (South Dublin County Council planning register reference number SD19A/0078), except as amended in order to comply with the conditions attached to this permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The range of goods to be sold in the unit shall be limited solely to bulky and non-bulky sporting, recreation and leisure related products and ancillary goods.

Reason: In the interest of clarity and in order to prevent an adverse impact on the established retailing facilities within this area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2021.