



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0144

APPEAL by Cleargate Limited care Tom Philips and Associates of 80 Harcourt Street, Dublin against the decision made on the 23rd day of November, 2020 by South Dublin County Council to grant subject to conditions a permission to Surf Accounts Limited care of Woods Architecture and Project Management of The Old Stables, 4 Dartmouth Place, Ranelagh, Dublin.

Proposed Development: (1) Change of use of the existing ground floor (411 square metres) and first floor (401 square metres) levels from previously granted showroom/warehouse storage under planning register reference number S01A/0173 and further extended under planning register reference number SD02A/0514 to office use, (2) modifications to the front façade comprising the replacement of the main entrance doors at ground floor level with glazing to match the existing, the installation of a new window to match existing at first floor level and new signage (2 square metres), (3) modifications to the rear façade comprising the replacement of the existing roller shutter at ground floor level with fixed curtain wall glazing to match existing and the installation of new fixed louvres to match existing at first floor level at Unit 14 Fashion City, Ballymount Road Upper, 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 scale of the proposed office development, the material intensification of employee activity proposed in the change of use from warehouse to office use, and in the absence of sufficient high-frequency public transport serving the area, it is considered that the consequential increased demand for car parking generated by the proposed change of use would exacerbate demand within the existing restricted circulation and parking space and lead to a reduction in the viability of the fashion warehouse and showroom outlet function by reason of inadequate car parking provision on the site. The proposed development would, therefore, establish an undesirable precedent for future changes of use and would be contrary 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 2021