

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 3299/21

APPEAL by Bernard Byrne care of Green Design Build of 5A Collins Park, Donnycarney, Dublin against the decision made on the 21st day of September, 2021 by Dublin City Council to refuse permission to Bernard Byrne.

Proposed Development Alterations to internal layout and façade and provision of off-licence subsidiary to the main retail use (area 6.5 square metres), all at Go, Kylemore Road, 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.

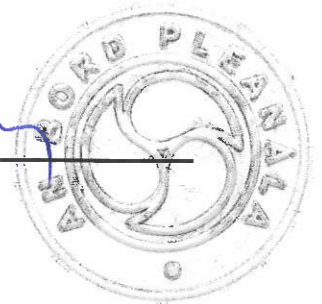
Reasons and Considerations

Having regard to the zoning objective for the site “to provide for the creation and protection of enterprise and facilitate opportunities for employment creation”, it is considered that the proposal to provide an off-licence subsidiary to the main service station would contravene the said zoning objective for the area as the use is neither permissible nor open for consideration. The proposed development would materially contravene the development objective, as indicated in the current Development Plan, for the zoning of land for the use solely or primarily of particular areas for particular purposes and would, therefore, be contrary to the proper planning and sustainable development of the area.



John Connolly

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



Dated this 24th day of FEBRUARY 2022.