

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0218

Appeal by Ballyboden Tidy Towns care of Angela O'Donoghue of 17 Glendoher Close, Rathfarnham, Dublin against the decision made on the 28th day of September, 2021 by South Dublin County Council to grant subject to conditions a permission to Ardstone Homes Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Modifications to the permitted retail unit (part-constructed), as permitted under Register Reference SD19A/0345, Register Reference SD20A/0322 and Register Reference SD21A/0071, comprising: amendments to the permitted internal layout; the relocation of permitted AOV to serve fire escape stair and the addition of a lift overrun at mezzanine roof-level; and amendments to permitted fenestration, elevations and facades, including the provision of one number internal illuminated 'signage zone' and one number external 'signage zone' at the main entrance (north east elevation). The proposal also includes for: the relocation of the permitted ESB substation access doors; the allocation of two number permitted car parking spaces as 'click and collect' car parking spaces; the reconfiguration of eight number car parking spaces and cycle parking provision to facilitate the relocation of one number trolley bay; alterations to

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permitted site lighting and landscaping; and all associated site development works. There is no change to the quantum of car or cycle parking provided as part of the overall development on foot of this proposal on a site principally bounded by: Stocking Avenue to the north; an internal access road associated with the White Pines residential development to the east; and Stocking Wood residential scheme to the south and west, on a site of circa 8,046 square metres, located south of Stocking Avenue, Woodtown, 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.

Reasons and Considerations

Having regard to zoning of the site as set out in the South Dublin County Council Development Plan 2022–2028 and the objectives for the area as set out in the Ballycullen / Oldcourt Local Area Plan 2014 (as extended); the planning history of the site and the nature and scale of development proposed which relates only to amendments to the previously permitted development on site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety. 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted, under planning register reference number SD19A/0345, as amended under planning register references SD20A/0322, SD21A/0071 and SD22A/0004 and any agreements entered into thereunder.

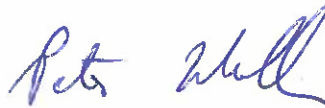
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. The display area for alcohol products shall be limited to the area indicated on the drawings submitted, unless otherwise agreed with the planning authority.

Reason: In the interests of clarity and proper planning and development.

4. Prior to the commence of development on foot of this grant of planning permission, the applicant / developer shall submit to and for the written agreement of the planning authority, detailed design proposals for the two number signage zones proposed at the north-east elevation of the permitted retail unit.

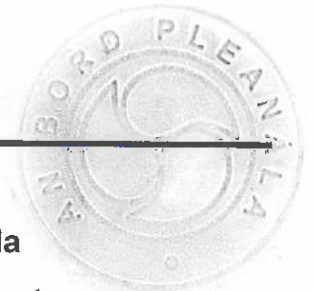
Reason: In the interest of visual amenity and the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *9th* day of *February*, 2023