

An  
Bord  
Pleanála

## Board Order ABP-314002-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

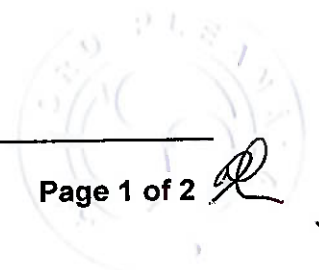
**Planning Register Reference Number: WEB1262/22**

**Appeal** by We Buy Any Property Limited of Unit 5, Goldenbridge Estate, Inchicore, Dublin against the decision made on the 24<sup>th</sup> day of June, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** A change of use from a detached single storey storage shed to a detached single storey commercial café unit situated to the side of existing commercial premises at Unit 5, Goldenbridge Estate, Tyrconnell Road, Inchicore, Dublin.

### **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

1. The proposed development would endanger public safety by reason of traffic hazard arising from access to and from the development and in the absence of any proper pedestrian path and public lighting to link the café site with the public footpath and lighting network within the wider Goldenbridge Industrial Estate. The proposed development would contravene Policy SMT18 of the current Development Plan for the area which seeks to create a pedestrian environment which is safe, accessible to all and in accordance with best accessibility practice.
2. The proposed development would contravene Condition Number 4(a) of permission previously granted under planning register reference number 2555/18 for Unit 5 Goldenbridge Industrial Estate which states - 'Car parking spaces shall be permanently allocated to the proposed use, and shall not be sold, rented or otherwise sub-let or leased to other parties'. It is considered that the change-of-use of the shed to café would impact upon the car-parking layout, as indicated for the yard area to the rear of Unit 5. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mick Long**

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

**Dated this 25 day of October 2023.**