



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4585/22

Appeal by Steve Doogan of 8 Caragh Road, Cabra, Dublin and by Lissan Coal Company (Ireland) Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 21st day of September, 2022 by Dublin City Council in relation to the application by Lissan Coal Company (Ireland) Limited for permission for development comprising retention of alterations to the development approved under planning register reference number 4353/17. The alterations to be retained are as follows:

- (i) provision of bollards separating fuel pumps from public footpath along Old Cabra Road;
- (ii) provision of planter boxes along the eastern, western and southern boundaries of the subject site;
- (iii) repositioning of the vent pipes from the south-east to the south-west of the subject site;
- (iv) repositioning of the bin store, control room and store area to the south-west of the subject site;
- (v) repositioning of the services area (air, water and vacuum), from the western boundary to the eastern boundary of the subject site;

- (vi) repositioning of the totem sign to a position set three metres back from the public footpath (previously approved at a distance of 4m setback from the public footpath;
- (vii) alterations to the forecourt canopy including increased height and revised design;
- (viii) addition of an AdBlue pump to the rear of the subject site;
- (ix) revision of materiality of previously approved boundary wall from stone clad to capped render finish;
- (x) provision of new 'Go Dublin' wall signage ('Go Circle is 1.8 metres diameter & 'Dublin' lettering 3.6 metres x one metre) on the front elevation of the southern boundary wall;
- (xi) provision of new LED digital display (3.2 metres x 1.9 metres) and two number vending machine structures located along the western boundary;
- (xii) all associated ancillary works necessary to facilitate the development.
- Go Station, 87-89 Old Cabra Road, Cabra West, Dublin in accordance with the plans and particulars lodged with the said Council [which decision was to grant, subject to conditions, a permission for
- (a) repositioning of the vent pipes from the south-east to the south-west of the subject site;
- (b) repositioning of the bin store, control room and store area to the south-west of the subject site;
- (c) repositioning of the services area (air, water and vacuum), from the western boundary to the eastern boundary of the subject site;
- (d) alterations to the forecourt canopy including increased height and revised design;
- (e) addition of an AdBlue pump to the rear of the subject site;
- (f) revision of materiality of previously approved boundary wall from stone clad to capped render finish;
- (g) provision of new 'Go Dublin' wall signage ('Go Circle is 1.8 metres diameter & 'Dublin' lettering 3.6 metres x one metre) on the front elevation of the southern boundary wall; and

- (h) two number vending machine structures located along the western boundary and to refuse permission for
- (a) provision of bollards separating fuel pumps from public footpath along Old Cabra Road;
- (b) provision of planter boxes along the eastern, western and southern boundaries of the subject site;
- (c) repositioning of the totem sign to a position set three metres back from the public footpath (previously approved at a distance of 4m setback from the public footpath; and
- (d) provision of new LED digital display (3.2 metres x 1.9 metres)].

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

It is considered that the development proposed to be retained would be in accordance with the Z1 land-use zoning objective that applies to this site as set out in the Dublin City Development Plan 2022-2028, and, subject to compliance with the conditions set out below, would not seriously injure the residential and visual amenities of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 within three months from the date of this order and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be amended as follows:
 - (a) the proposed bollards along the road frontage shall be removed and replaced with a solid wall of no higher than one metre. The wall shall either be finished in render or random rubble stone and be suitably capped,
 - (b) the proposed totem sign at the entrance shall be revised such that no part overhangs the public footpath. The 'Go' logo shall be removed or reduced in diameter to meet this requirement,
 - (d) live plants only to be provided in the planters and full landscaping details shall be submitted to, and agreed in writing with, the planning authority, and

- (e) the LED display screen shall be removed/not provided on site.
Any need for prices may be displayed here by way of a printed price list.

Reason: In the interest of visual amenity and orderly development.

3. All lighting, including canopy/neon lighting shall be in accordance with a lighting scheme which shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order. The lighting serving the site shall be in accordance with the requirements of section 15.14.15.1 of the Dublin City Development Plan 2022-2028.

Reason: In the interests of residential amenity and traffic safety.

4. The premises shall not operate outside the period 0600 hours to 2300 hours. The operational hours of the forecourt lighting shall not extend beyond 2315 hours with automatic cut-off of lighting at that time.

Reason: In the interest of the residential amenities of neighbouring properties.



Stephen Brophy

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

Dated this 17th day of November 2023.