

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4988/22

Appeal by Mannings Bakery Limited care of Tony Bamford Planning of Airport Hub, Furry Park, Swords Road, Santry, Dublin against the decision made on the 28th day of November, 2022 by Dublin City Council to grant permission subject to conditions to T. Stafford and Sons Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin for development comprising alterations to previously approved development planning register reference number 4194/15 (extended under 4194/15/X1 and amended under planning register reference number 3462/19) comprising: (i)(a) refurbishment of an existing steel open frame structure (73 square metres) to the rear of the building and incorporate it into the approved funeral home. This structure was previously approved for demolition under planning register reference number 3462/19. The refurbished structure will accommodate an electric cremator and associated three number flues; (b) Permission is also sought for all ancillary works necessary to facilitate the development including landscaping. (ii) Retention permission is sought for the removal of plant room at rooftop level (53 square metres), all at the former Tayto Factory, Greencastle Road, Coolock, Dublin, in accordance with the plans and particulars lodged with the said Council.

Decision

GRANT permission for (1) retention permission for the removal of plant room at rooftop level, in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below.

REFUSE permission to refurbish an existing steel open frame structure to the rear of the building and incorporate it into the approved funeral home to accommodate an electric cremator and associated three number flues and ancillary site works including landscaping, based on the reasons and considerations marked (2) under.

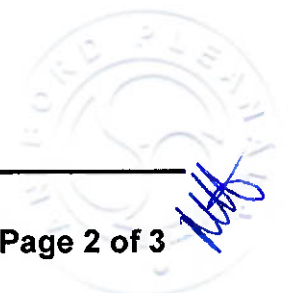
Reasons and Considerations (1)

Having regard to the Z10 zoning of the site, the scale of the subject site, the extensive nature of development on site and the approvals for development on the subject site it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained is acceptable, will not injure the amenities of the area and will accord with the provisions of the current Dublin City Development Plan 2022-2028. This element of development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition


1. This element of development shall be retained and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.



Reason and Consideration (2)

This element of the proposed development, as presented, would materially contravene the "Z10 Inner Suburban and Inner City Sustainable Mixed Use", zoning of the site, as set out in the Dublin City Development Plan 2022 - 2028, which seeks 'to consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses', as it would serve to adversely affect the amenities of premises in the vicinity, including residential amenity, would unduly diminish neighbouring development potential and thus the consolidated and comprehensive development of the area. This element of the proposed development would therefore, be contrary to the proper planning and sustainable development of the area.




Martina Hennessy

Member of An Bord Pleanála

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

Dated this 8th day of February 2024.