

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22A/0254

APPEAL by Rosnaree Property Limited care of BMA Planning of Taney Hall, Eglinton Terrace, Dundrum, Dublin against the decision made on the 8th day of December, 2022 by Fingal County Council to refuse permission for the proposed development.


Proposed Development: Change of use of Unit 602 from communal residents' room (vacant) to licensed café/restaurant use (including preparation of hot food for consumption off the premises, home deliveries and collection), elevational changes associated with tenant signage, air extraction and ventilation units and all associated site and development works at Unit 602, Block V, The Charlestown Centre, Charlestown Place and Saint Margaret's Road, Charlestown, Dublin.

Decision

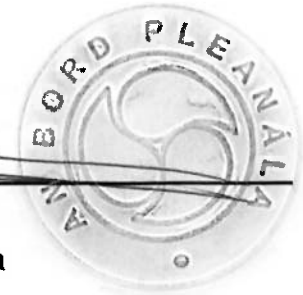
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the planning history of the site, in particular, the quantum of development, the permitted use of the existing unit as communal space to serve the overall development, and the extent of amenity space for residents, it is considered that the proposed change of use of the permitted internal communal residents' room would seriously injure the residential amenity of existing and future residents by reason of loss of amenity space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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



Dated this *06th* day of *February* 2024.