

Planning and Development Acts 2000 to 2021

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22A/0307

APPEAL by The Moldovan Retail Store Limited care of R. G. Greene and Associates of Caher House, Loughrea, County Galway against the decision made on the 9th day of February, 2023 by Fingal County Council to refuse permission.

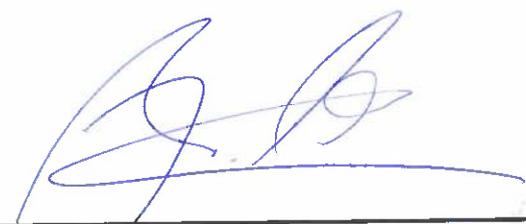
Proposed Development: (a) Retention permission for retail- convenience use and (b) planning permission for provision of of part off-licence use in the existing retail unit at Moldova Shop, Porters Avenue, Coolmine Industrial Estate, Dublin.

Decision

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

Reasons and Considerations

1. The site is located within an area zoned 'GE' General Employment in the current Fingal County Development Plan, the objective for which is to provide opportunities for general enterprise and employment. This objective is considered reasonable. The retail use proposed to be retained would contravene materially the zoning objective of the current Fingal County Development Plan and would militate against the consolidation of existing industrial areas as advocated in the Plan. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the 'GE' General Employment zoning objective for the site, it is considered that the development proposed to be retained would not comply with the retail hierarchy of the current Fingal Development Plan which prioritises retail development in the designated centres on lands zoned for Major Town Centre, Town Centre, Local Centre and Rural Village and would, therefore, undermine their retail function. The proposed development and the development proposed to be retained would not comply with Policy EEP32 to support and reinforce the retail strategy and would be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 27th day of June 2023.