

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: FW22A/0169

Appeal by Kevin O'Brien of O'Brien's Retail Concepts of Teach Bán, Malheney, Skerries, County Dublin against the decision made on the 9th day of June, 2023 by Fingal County Council to grant subject to conditions a permission to Glenveagh Homes Limited care of Brady Shipman Martin of Unit H, Mountpleasant Business Centre, Ranelagh, Dublin.

Proposed Development: Construction of a Local Centre facility of two-four storey height equivalent (up to circa 12.2 metres) providing a primary retail unit with circa 1,877 square metres net retail floorspace comprised of circa 1,707 square metres convenience floorspace (including circa 134 square metres ancillary off-licence sales area) and circa 170 square metres comparison floorspace ancillary clothing sales area; back of house storage (BOH), staff facilities at first floor level, lobby and circulation areas (circa 1,527 square metres); a service yard (circa 644.5 square metres) and loading bay adjoining BOH area; three number ground floor retail/retail service units (circa 521 square metres); café unit (circa 335 square metres) and medical centre at first floor level (circa 750 square metres). Car parking is provided at surface level to the rear of the Local Centre (157 number car parking spaces including visitor, disabled, parent and child spaces, and EV spaces). Cycle parking is provided at surface level to the south, west and north of the Local Centre

Centre comprising 76 number spaces including standard spaces, staff parking, cargo spaces and electric charging stands. Road improvement works to the Hollywood Road are proposed as part of the development including the upgrade of pedestrian crossings to the north, segregated pedestrian/cyclist facilities, a new zebra crossing, two number new bus stops, three number public parking spaces and taxi set down area. Main vehicular access will be provided through a proposed priority-controlled junction on Hollywood Road. The proposed development also includes for the provision of public realm to the south and landscaping throughout the site including future connection links, associated signage, plant at roof level, allowance for future PV installation at roof level, ESB substation located within the service yard, associated site servicing (water drainage and supply) and all associated site development works above and below ground, all on Local Centre lands, adjacent to the existing Tyrrelstown Local Centre, in the townland of Hollywoodrath, Dublin. The site is bound by a greenfield site to the north, Hollywood Road to the east, Tyrrelstown Local Centre to the south and existing residential development of Bellgree to the west.


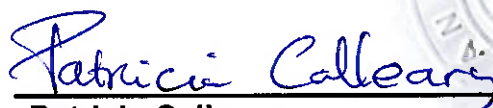
Decision

DISMISS the said appeal under subsection (1) (b) of section 138 of the Planning and Development Act, 2000, based on the reasons and considerations set out below.

P.C.

Reasons and Considerations

The Board noted that the appeal relates to matters pertaining to the new off-licence element of the development would not bring positive change and has potential to increase anti-social behaviour and accordingly, the Board noted that no substantive planning issues have been raised in the appeal. The Board was therefore satisfied, having regard to the nature of the appeal, that it was appropriate to dismiss the appeal under section 138(1)(b)(i) of the Planning and Development Act, 2000, as amended.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 18 day of October 2023.