

An
Bord
Pleanála

Board Order ABP-319117-24

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

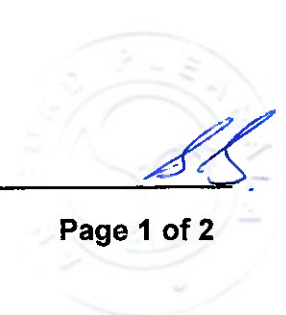
Planning Register Reference Number: FW23A/0376

Appeal by James Jordan care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 26th day of January, 2024 by Fingal County Council to refuse permission.

Proposed Development: Retention of three number mobile kiosk units for use primarily as café/food takeaway, alterations to site layout and parking arrangement, relocation of refuse area and all associated signage and ancillary works, all at Unit 104, Coolmine Industrial Estate, Coolmine, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.



Reasons and Considerations

1. Having regard to the location and scale of the development proposed to be retained and the traffic potentially generated by it in addition to the already high levels of traffic entering and exiting the site, it is considered that the additional traffic associated with the development proposed to be retained would endanger public safety and would lead to conflict between other road users, that is, vehicular traffic, pedestrians and cyclists, and that the development proposed to be retained would, therefore, constitute a traffic hazard and would be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained is located in an area zoned LC - Local Centre in the Fingal County Development Plan 2023-2029 for which the Objective in relation to fast-food/takeaway outlets is EE0105 which seeks 'to prevent an over-supply or dominance of fast-food outlets'. This objective is considered to be reasonable. Based on the information provided in connection with the planning application and the appeal, it is considered that the development proposed to be retained would contribute to the proliferation of fast-food/takeaway outlets in this area, would contravene the development objective as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Stephen Bohan**Member of An Bord Pleanála****duly authorised to authenticate
the seal of the Board.**
Dated this 25th day of October 2024.