



An  
Bord  
Pleanála

## Board Order ABP-320841-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0174**

**Appeal** by David Greene on behalf of Malahide Community Forum care of 40 Saint Margaret's Road, Malahide, County Dublin against the decision made on the 19<sup>th</sup> day of August, 2024 by Fingal County Council to grant subject to conditions a permission to Alrera Limited care of Bell Associates, Executive House, Whitestown Road, Rush, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** 1. Change of use of existing office/taxi rank to shop/retail unit and associated site works 2. Retention for as constructed works to facilitate change of use of existing office/taxi rank to shop/retail unit, all at Unit 1C, The Diamond, Main Street, Malahide, County Dublin.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the definition of “shop” set out in the Planning and Development Regulations 2001, as amended, and to the relevant provisions of the Fingal County Development Plan 2023-2029 and of the Malahide Public Realm Strategy – Design Guide for Shopfronts, it is considered that, subject to compliance with the conditions set out below, the proposed change of use to retail shop would benefit the town centre by bringing a vacant property into active retail use and the shop front and signage would contribute positively to and enhance the character and appearance of the Architectural Conservation Area. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars submitted with the planning application, as amended by the further plans and particulars submitted to the planning authority on the 25<sup>th</sup> day of July, 2024, except as amended in order to comply with the following conditions. Where such conditions requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority within three months from the date of this Order and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. No external lighting shall be provided to the shop unit except in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority within three months from the date of this order.

**Reason:** To preserve and enhance the character and appearance of the Malahide Historic Core Architectural Conservation Area.

*Mary Gurrie*

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this *14* day of *March* 2025