

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322377-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1276/25**

**Appeal** by Finglas Tidy Towns and others care of Philomena Byrne Murphy of 43 McKee Avenue, Finglas, Dublin and by Finglas Addiction Support Team of 2a Wellmount Road, Finglas, Dublin against the decision made on the 8<sup>th</sup> day of April, 2025 by Dublin City Council to grant subject to conditions a permission to Michael Ennis care of McCutcheon Halley of Kreston House, Arran Court, Arran Quay, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use of the ground floor from commercial unit to gaming/amusement arcade with ancillary site works, all at 44 Main Street, Finglas, 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 provisions of the Dublin City Development Plan 2022-2028, as varied, and the location of the proposed development on zoned Z4 'Key Urban Village' lands where the land use zoning objective seeks 'to provide for and improve mixed-services facilities', and within an existing premises that is currently vacant and underutilised, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not impede the Strategic Development and Regeneration of Finglas Village, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. This permission shall be for a period of three years from the date of this Order.

**Reason:** In the interest of clarity and to assess the impact of the proposed development on the amenity of Finglas Village.

3. Details of the materials, colours and textures of all the signage to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

4. The shopfront shall be in accordance with the following requirements:

- (a) All external lights shall be adequately hooded and aligned so as to prevent direct spillage of light onto the public road.
- (b) No L.E.D., neon or similar lights shall be erected on the premises.
- (c) No awnings, canopies or projecting signs or other signs shall be erected on the premises without a prior grant of planning permission.
- (d) No digital displays or similar illuminated streaming media shall be erected or displayed on the premises.

**Reason:** In the interest of visual amenity and public safety.



5. No advertisement or advertisement structure (other than those shown on the drawings submitted with the planning application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission.

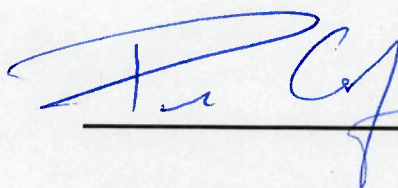
**Reason:** In the interest of visual amenity.

6. The sound levels from any loudspeaker announcements, music or other material projected in or from the premises shall be controlled so as to ensure that the sound is not audible in adjoining premises or at two metres from the frontage.

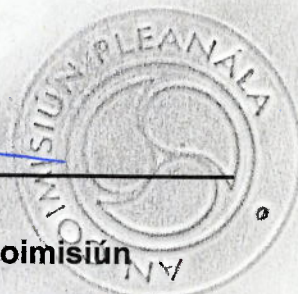
**Reason:** In the interest of the amenities of the area.

7. Unless otherwise agreed in writing with the planning authority, the hours of operation of the amusement arcade hereby permitted shall be between 1000 hours and 2200 hours Mondays to Saturdays, inclusive, and between 1200 hours and 2200 hours on Sundays.

**Reason:** In the interest of residential amenity.



**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission**



Dated this 26<sup>th</sup> day of August 2025.