

An
Coimisiún
Pleanála

Commission Order
ABP-322720-25

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0238E

Appeal by Aldi Stores (Ireland) Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 12th day of May, 2025 by Fingal County Council to refuse permission.

Proposed Development: Amendments to planning permission under planning register reference number F21A/0708 (An Coimisiún Pleanála reference number ABP-313836-22). The development will consist of the erection of a single internally illuminated double sided totem sign (3.42 metres in height above ground level, two metres in width) located adjacent to the south-west of the permitted entrance to the site at Turvey Avenue. The total signage area extends to 9.32 square metres, all on lands at Turvey Avenue, Donabate, County Dublin.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the zoning of the site, 'TC – Town and District Centre' with the objective to 'protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities', the planning history of the site, the planning policies, objectives and development standards of the Fingal Development Plan 2023-2029, the nature, scale and design of the proposed development relative to adjoining dwellings, protected structures and Newbridge House Demesne and The Square Architectural Character Area, and the existing pattern of development in the wider area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development at this location, would not seriously injure the amenities of adjoining properties, 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, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 6th day of June, 2025 and on the 20th day of August, 2025, 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. The totem signage hereby permitted (Drawing number PA 516 Rev A Proposed Sign 04- Double sided totem sign – S/S option dated May 2025) shall only be illuminated during the permitted hours of trading (between 0800 and 2200 hours Mondays to Saturdays, inclusive, and between 0900 and 2100 hours on Sundays and bank holidays) and shall not be illuminated outside of these hours.

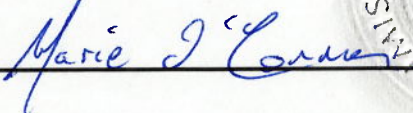

Reason: In the interest of visual amenity.

3. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this 25 day of September 2025.