

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323159-25

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

**Planning Authority: Dublin City Council**

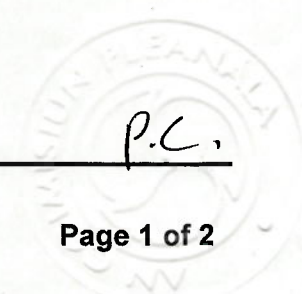
**Planning Register Reference Number: WEB2036/25**

**APPEAL** by Peter McNally care of McCutcheon Halley Planning Consultants of 4<sup>th</sup> Floor, Kreston House, Arran Court, Arran Quay, Dublin against the decision made on the 4<sup>th</sup> day of July 2025, by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Change of use from retail to a gaming/amusement arcade complex and all ancillary works at Unit 3, The Goulding, Santry Cross, Ballymun, Dublin.

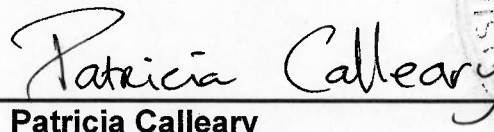
## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

Notwithstanding that the proposed use is acceptable under the zoning 'Z4 – Key Urban Villages/Urban Village', the subject site is located in proximity to a residential area where there is a presumption under Section 15.14.10 (Amusement Centres /Events) and Policy CCUV14 (Adult Shops, Betting Shops and Gaming Arcades) of the Dublin City Development Plan 2022-2028, against the development of gaming/amusement arcades or other amusement machines such as that sought in this instance. It is considered that in the absence of sufficient justification, the proposed development would be contrary to the provisions of the development plan for the area, by itself, and by the precedent it would set for other similar development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Patricia Calleary

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

Dated this 11 day of November 2025.