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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2602/25**

**Appeal** by Declan Myers against the decision made on the 7<sup>th</sup> day of October, 2025 by Dublin City Council to grant, subject to conditions, a permission to AHA Unity Brothers Limited in accordance with the plans and particulars lodged with the said Council.

**Proposed Development:** Retention permission for a material change of use from restaurant use to retail use with the provision of an off licence and associated material alterations to the west elevation signage and the internal layout, all at Unit 3 Swiss Cottage, Swords Road, Dublin.

## **Decision**

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

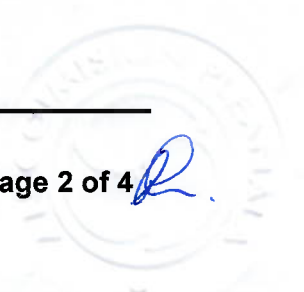
## Reasons and Considerations

Having regard to the 'Z3' (Neighbourhood Centres) zoning objective as set out in the Dublin City Development Plan 2022-2028, the associated policy provision of the development plan relating to 'Neighbourhood Centres' namely, Policy CCUV25 (Neighbourhood Centres / Local Shopping), Policy CCUV27 (Provision of Convenience Retail) and Policy CCUV28 (Provision of Retail Services), and the location of the subject site within an established built-up urban area, it is considered that, subject to compliance with conditions below, the development proposed to be retained would not seriously injure the residential amenity of the area, would not lead to an over-concentration or over-proliferation of convenience retail in the area, would not seriously impact on traffic or pedestrian safety or injure the residential amenities of adjacent residents or property in the vicinity. 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 retained 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 within three months of the date of this Order and the development shall be retained in accordance with the agreed particulars.

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

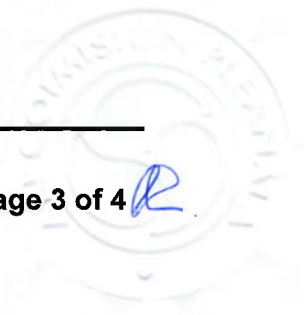


2. Revised plans shall be submitted to, and agreed in writing with, the planning authority with the following amendments.
  - (a) The "Off Licence" sign illustrated on Drawing PL004 (dated June 25) lodged with the application shall be removed and replaced with a plain shop front fascia to match the existing signage.
  - (b) The off-licence section of the development shall be located as proposed on Drawing PL004 (dated June 25) lodged with the application.
  - (c) The glazing to the exterior of the shop containing the Off Licence area shall be fitted with permanent opaque glazing.

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

3. Apart from the signage permitted in this permission, no advertising signs (including any signs installed to be visible through the windows) advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the premises or within the curtilage of the building, or attached to the glazing without the prior grant of planning permission. No display of goods or materials or advertising boards shall take place on the adjoining footpaths. No external roller shutters or their housings, awnings, canopies or grills, shall be erected without a prior grant of planning permission.

**Reason:** In order to prevent advertising clutter and in the interest of visual amenity.



4. A plan containing details for the management and safe disposal of all waste (and, in particular, recyclable materials) within the subject development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these facilities, shall be prepared for the planning authority within three months of the date of this Order and shall be placed on the file and retained as part of the public record.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

5. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

**Reason:** To ensure a satisfactory standard of development.



**Mick Long**

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



Dated this 15<sup>th</sup> day of May 2026.