



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5611/25

Appeal by Alejandro Garcia against the decision made on the 9th day of January, 2026 by Dublin City Council to refuse permission.

Proposed Development: Change of use of the existing vacant butcher/deli use to gaming/amusement arcade complex use at ground floor level, installation of signage and all ancillary site development works, all at 304 Ballyfermot Road, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Notwithstanding that the proposed change of use is acceptable under the zoning 'Z4 – Key Urban Villages/Urban Village', the subject site is located in proximity to a residential area, schools and a place of worship 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 and by itself and by the precedent it would set for other similar development in the vicinity. The Commission also noted that Policy CCUV14 sets out a presumption against an excessive concentration of uses that include adult shops, betting shops, and gaming arcades having regard to the existing presence of such retail outlets in an area. In the absence of information presented with the planning application and the appeal regarding the presence of such outlets in the area, the Commission is not satisfied that there is not an over concentration of such uses in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Callear

Patricia Callear

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *28th* day of *April* 2026.