



Your Ref: ABP- 305242-19
Our Ref: FS5W/13/19

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1.

FAO: Mark Lawlor

Date: 24 September 2019

Re: Whether the change of use of Unit 10 from a car sales premises for the sale of leasing or display for the sale or leasing of motor vehicles to use for the sale of furniture is or is not development or is or is not exempted development.
Location: Unit No. 10 North Park North Road, J5 M50 Finglas Dublin 11, D11 R761.

Dear Sir/Madam,

I refer to your correspondence received 30/08/19 regarding the above appeal.

An Bord Pleanála are respectfully referred to the decision of the Planning Authority dated 26th July 2019 and associated Planning Officer's report which sets out the particulars of this referral under Section 5 of the Planning and Development Act 2000 (as amended).

The Planning Authority has reviewed the documentation submitted by Hughes Planning and Development Consultants on behalf of the Applicants, Killian Coyle and Bronwen Coyle, as submitted to An Bord Pleanála for review under the provisions of Section 5 (2)(a) of the Act.

Notwithstanding the documentation submitted, including the report prepared by TPS Moran and Associates, the Planning Authority remains of the view that the change of use from that permitted to use for general retailing is a factual change of use and this change of use would raise material planning considerations including planning policy in relation to the location of retail development as set out in the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment Community and Local Government 2000 (as amended) and as established in the zoning of land for particular purposes as prescribed in the Fingal Development Plan 2017-2023. A determination that the use of this structure for general retailing is exempt development

would furthermore have significant potential to impact on neighbouring property and would have potential to give rise to implications for traffic safety, having regard to the inadequacy of car parking within the control of the Applicants, thereby endangering public safety by reason of a traffic hazard or obstruction of road users.

Accordingly, the Planning Authority requests that An Bord Pleanála, following review, upholds the decision of the Planning Authority with regard to this referral under Section 5 of the Act.

Yours faithfully,

Colm McCoy

Colm McCoy
Senior Planner



The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1.

FAO: Mark Lawlor

AN BORD PLEANÁLA

LDG- _____
ABP- _____

26 SEP 2019

Fee: € _____ Type: _____
Time: _____ By: Reeg

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Bosca 174, Áras an Chontae, Sord, Fine Gall, Co. Bhaile Átha Cliath

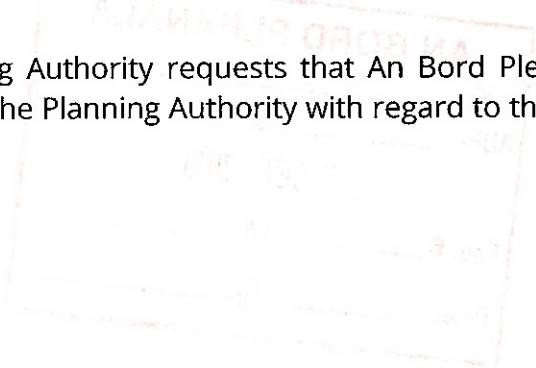
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P. Reddy P.P.
Colm McCoy
Senior Planner