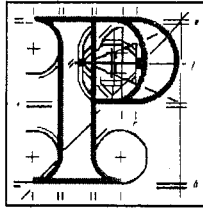


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Fingal County

Planning Register Reference Number: F09A/0562

An Bord Pleanála Reference Number: PL 06F.236405

APPEAL by Peter Coyle of 8 Burrow Court, Portmarnock, County Dublin and by others against the decision made on the 9th day of March, 2010 by Fingal County Council to grant subject to conditions a permission to Aldi Stores (Ireland) Limited care of Tiros Resources Limited of Armitage House, 10 Hatch Street Lower, Dublin.

PROPOSED DEVELOPMENT: Demolition of a number of existing structures and storage tanks on site, including one habitable house and hotel staff accommodation. Construction of a single storey discount foodstore measuring 1,492 square metres gross (1,075 square metres net) including a subsidiary area which will be used for the display and sale of intoxicating liquor, including wines, beers and spirits for consumption off the premises. The buildings range in height from 5.9 to 6.6 metres. 75 number car parking spaces and 10 number bicycle spaces. One number free standing double sided internally illuminated sign mounted on a pole with a total height of 2.47 metres. One number single sided internally sign recessed into shop front and all associated landscaping and site development works. Vehicular and pedestrian access is to be provided off Strand Road/Coast Road, all on a site measuring 0.588 hectares occupied by the White Sands Hotel, Strand Road/Coast Road, Portmarnock, County Dublin.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The Board is not satisfied that the proposed development, by reason of its location outside of the designated village centres of Portmarnock and Malahide, would not adversely affect their vitality or the vitality and viability of the designated Carrickhill neighbourhood centre to the west of the site. The proposed development would, therefore, be contrary to the County Retail Strategy and contravene the specific local objectives for Portmarnock as set out in the current Fingal County Development Plan. Furthermore, the Board is not satisfied that the sequential assessment carried out complies with the provisions of the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in January, 2005, as it does not establish that there are not more suitable sites available for additional retailing development within the village centre, on the edge of the village centre or on appropriately zoned lands within the Portmarnock Local Area Plan, which would not have such an adverse impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of the nature, quantum of floorspace and intensity of use, would contravene materially the specific local objective 226 of the current County Fingal Development Plan in that the proposed development would not compliment the primary use of the site as a hotel. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Mac Mohan

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this *3rd* day of *August*, 2010.