



## Board Direction

---

Ref: PL29N.245611

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 13<sup>th</sup> 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

1. The site adjoins the curtilage of a house and land zoned for residential use under objective Z1 of the Dublin City Development Plan 2011-2017. Section 15.9 of the plan specifies that it is necessary to avoid development that would be detrimental to the amenities of the more environmentally sensitive zone to which it would be contiguous. The proposed development of a takeaway on the site would give rise to a potential for litter, odours and for noise and disturbance in the evenings which the established use of the site would not. The proposed development would seriously injure the amenities and depreciate the value of the adjoining residential property. The proposed development would, therefore be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.
2. The Board considered that the addition of a takeaway at this location in proximity to the existing provision of take-aways and other hot food operations would undermine the vitality and viability of Coolock Village as a Neighbourhood Centre and would cause injury to the residential amenities of the area and therefore would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 13.01.16  
Paul Hyde