



## Board Direction

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**Ref: 29N.246239**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31<sup>st</sup>, May 2016.

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

### REASONS AND CONSIDERATIONS

The application site is located within an area where the land-use zoning objective is Z1 – 'to protect, provide and improve residential amenities', as indicated on Map E of the Dublin City Development Plan 2011-2017, this objective is considered reasonable. The proposed development includes for a 'takeaway' use as defined in Appendix 29 of the Development Plan. Such a land-use is neither a permissible use nor an open for consideration use on Z1 zoned lands as indicated in section 15.10.1 of the said Plan. The proposed development would be thus contrary to the land use zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 31<sup>st</sup>, May 2016

Paddy Keogh