



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.246570**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on August 26<sup>th</sup> 2016.

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

## **REASONS AND CONSIDERATIONS**

- 1 The site is located within a Key District Site where the land-use zoning objective is to provide for and improve mixed services facilities. Section 17.28 of the Development Plan (Betting Offices) states that it is an objective of Dublin City Council to prevent a concentration of betting offices in the city, thereby ensuring the number of units in a city street, district or neighbourhood centre is not disproportionate to the overall number of community facilities and shop units and that the provision of betting offices will be controlled having regard to inter alia the existing proliferation of similar retail service outlets in the area such as, internet cafes, call centres, takeaways, amusement arcades and car rentals. This objective is considered reasonable. Having regard to the pattern of development at this location and the pattern of permitted and existing gambling type uses such as betting offices in the general area, it is considered that the proposed change of use to betting office would consolidate the pre-dominance of non-retail uses in the area and lead to a proliferation of gambling type uses in Finglas village and would by its

nature be limited in its capacity to contribute to vitality and vibrancy of this Key District Centre. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2 The originally approved off-street servicing area for the overall building of which this site forms a part is proposed to be incorporated into the floor area of the proposed betting office development proposed for this site – betting office. The proposed development therefore results in the loss of the approved off-street servicing provision for the commercial uses in the entire building. Having regard to the planning history of the site and in particular planning authority reg ref 1138/04 where planning permission was refused for the retention of the omission of the off-street serving area for the overall building due to traffic hazard the proposed development by reason of its subdivision and lack of off-street servicing provision and location on the corner of a complex road junction would endanger public safety by reason of traffic hazard and obstruction of road users.

**Board Member**

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Paul Hyde

**Date:** 26<sup>th</sup> August 2016