



An
Bord
Pleanála

**Board Direction
PL29N.246571**

The submissions on this file and the Inspector's report were considered at a Board meeting held on August 26th 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 proposed take-away which would operate from afternoon to late night hours would result in an excessive concentration of such uses in the Finglas Village area and would result in a concentration of such non-retail uses which would detract from the viability and vitality of the existing district centre area and would be contrary to section 17.26 of the Dublin City Development Plan 2011-2017. Furthermore it is considered that the subdivision of the site having regard to the planning history constitutes piecemeal and disorderly development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

- 2 The approved off-street servicing area for the overall building of which this site forms part has not been provided to date. Having regard to the planning history of the site and in particular reg ref 1138/04 where planning permission was refused for the retention of the omission of the off-street servicing area for the overall building due to traffic hazard it is considered that the proposed development including the subdivision and the nature of use proposed would result in an intensification of use and accordingly by reason of its lack of street serving provision and location at the corner of a complex road junction would endanger public safety by reason of traffic hazard and obstruction of road users.

Board Member

Paul Hyde

Date: 26th August 2016