



## Board Direction

PL06S.247099

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The submissions on this file and the Inspector's report were considered at a meeting of all Board members, held on December 20<sup>th</sup> 2016.

The Board decided, by a vote of 6 to 3, to refuse permission for retention, generally in accordance with the recommendation of the Inspector, for the following Reasons and Considerations:

### Reasons and Considerations

Having regard to the pattern of development in the vicinity of the site, including the extent of similar uses in the area, and having regard to the policies and objectives of the South Dublin County Development Plan 2016-2022, which seek to prevent an excessive concentration of fast food outlets/takeaways and to facilitate the provision of the highest level and broadest range of retailing in the Core Retail Area of Tallaght Town Centre, (which policies/objectives are considered to be reasonable), it is considered that the retention of this takeaway would represent an unacceptable proliferation of takeaway uses that would be disproportionate to the overall size and character of the area, and would fail to maintain a suitable range and mix of uses for this core retail area. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 20<sup>th</sup> December 2016.

Philip Jones