



## Board Direction

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Ref: 06S.247660

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup>, April 2017.

The Board decided (by a majority of 2 : 1) to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### REASONS AND CONSIDERATIONS

The proposed change of use from café to a betting office would consolidate an excessive concentration of betting office uses at this central location, within the core of the town of Clondalkin, which would impact negatively on the vibrancy of the town and undermine the viability and vitality of the Town Centre as a whole and would, therefore, be contrary to policies Urban Centre 1 and 5.9.0 of the South Dublin Development Plan 2016-2022. The proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 10<sup>th</sup>, April 2017  
Paddy Keogh