



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.247686**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19<sup>th</sup> April 2017.

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

### **Reasons and Considerations**

Having regard to the proposed change of use of this unit from retail to a takeaway use with late evening opening hours and to

- the proximity of residential development including balconies opposite in Earls Court

- the communal access to the residential apartments in Reuben House above,

- to the visual impact to these apartments of the large ventilation pipe at the rear,

it is considered that the proposed use in this location would negatively impact on the residential amenities of the area. Furthermore it would also impact adversely on property in the vicinity by reason of noise and general disturbance proximate to the junction of Reuben Street and Dolphin's Barn Street and would as such be contrary to Section 16.24 of the Dublin City Development Plan 2016-2022 relative to the controls on Takeaways, and would set an undesirable precedent for this type of use on Reuben Street. In addition, the traffic associated with the take-away use risks undue impact on the safety and convenience of road users as a result of inappropriate parking on this corner. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 19<sup>th</sup> April 2017

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Conall Boland