



An  
Bord  
Pleanála

**Board Direction**  
**BD-002101-19**  
**ABP-302518-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2019.

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

### **Reasons and Considerations**

Taken in conjunction with existing similar facilities in the area, it is considered that the retention of the proposed development, due to the nature of its operations involving the collection and delivery of hot food for consumption off the premises, would not be in accordance with the Z3 zoning objective for the site and section 16.25 of the Dublin City Development Plan 2016-2022, which seeks to prevent an overconcentration of takeaways in any area and to maintain a suitable mix of use in order to maintain and strengthen Neighbourhood Centres. Furthermore, it is considered that the nature of the traffic movements associated with the development would place an unacceptable demand on existing limited kerbside parking, result in indiscriminate roadside parking and the inappropriate use of adjacent designated residential parking, which would impact on the traffic safety and the residential amenity of adjoining property. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 14/01/2019

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Stephen Bohan