



An  
Bord  
Pleanála

**Board Direction**  
**BD-004519-19**  
**ABP-304941-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2019.

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

### **Reasons and Considerations**

The proposed development is located in a small parade of retail units, which has a zoning objective Z3, to provide for and improve neighbourhood facilities, as set out in the Dublin City Development Plan 2016-2022. In addition, Section 16.25 of the development plan sets out as an objective (in order to maintain an appropriate mix of uses and protect night-time amenities in a particular area and to promote a healthier and more active lifestyle), to prevent an excessive concentration of take-aways and to ensure that the intensity of any proposed take-away is in keeping with both the scale of the building and the pattern of development in the area. Furthermore, section 16.25 states that the provision of such facilities will be strictly controlled, having regard to certain criteria including, *inter alia*, the need to safeguard the vitality and viability of shopping areas and to maintain a suitable mix of retail uses, the number/frequency of such facilities in the area, the number and frequency of such facilities within a 1km radius of the proposed development. This small neighbourhood centre, within which the proposed development is located, currently accommodates two takeaways with a third within a short distance. It is considered that the proposed development would result in the loss of a retail unit and would lead to an overconcentration of takeaway uses, to the detriment of the vitality and range

of retails uses at this Z3 neighbourhood location. The proposed development would seriously injure the residential amenities of the area including residential property in the vicinity, by reason of the intensification of takeaway use at this location and the loss of retail diversity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13/11/2019

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Chris McGarry